

Real Estate Auction - Sat., Sept 15 @ 2:00 pm

East Hill Crest Drive • Bloomsburg, PA 17815

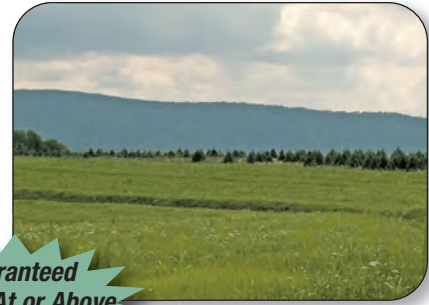
Main Township • Columbia County



2± Acres

Property being offered as:
2± Acres
6± Acres
and 8± Acres

6± Acres



Guaranteed To Sell At or Above \$30,000

Guaranteed To Sell At or Above \$50,000

- Open
- Tranquil Mountain Views
- Bloomsburg Area School District
- Perc Approved
- 2% Realtor Participation Invited



- Open / Wooded
- Perc Approved
- Beautiful Peaceful Setting
- Minutes from Bloomsburg/Danville
- 2% Realtor Participation Invited

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Directions: From Bloomsburg, travel south on Rt. 487 for .7 miles, make a left onto Mainville Rd., continue 2.0 miles, turn left onto East Hillcrest Drive. Travel 1.3 miles, property is located on the left. *Please watch for auction signs.*

I would like to thank the family for hiring my services.

For more information contact: Dustin C. Snyder - 570.441.9357 • www.dustinsnyderauctioneer.com



PROPERTY DETAILS:

Address: East Hill Crest Drive, Bloomsburg, PA 17815

County: Columbia *Township:* Main

School District: Bloomsburg

Parcel: Part of parcel #2207 00300

Deed Book/Page: Part of deed 2011 02199 from subdivision by Ted Oman.

Taxes: Property has not been taxed separately, approx. \$600 per 2 and 6 acres.

Topography: Flat / sloping

Septic Approval: Sandmound, please see internet for location and chart of perc test.

Deed Restrictions: Grantor (seller) is establishing in the deed - property to be used as current use or a single family residential property only, no mobile homes, with all utilities serviced underground.

Current Use: Agricultural

Current Crops: Crops will be harvested by current farmer and crop rent shall be paid to new buyer at a predetermined rate.

Additional Amenities: Property is graced in an agricultural / rural setting. It is minutes from Bloomsburg and surrounding areas a great location to raise your family.

Property to be offered 3 ways:

Option 1:

2± Acres - starting bid \$30,000

Option 2:

6± Acres - starting bid \$50,000

Option 3:

8± Acres - the combined total of bids of option 1 & 2



How to Buy at Auction

1. Call and schedule a private tour.
2. Log on and obtain bidders packet
3. Become preapproved by your bank
4. Arrive on auction day and bid comfortably

Map is a guide only, not to scale.

Registration: Any time or day prior to start of Auction on Sept., 15, 2012 at 2:00 pm.

Terms and Conditions: To be sold under family's immediate confirmation. With a down payment of \$3,000 for 2± Acres, \$5,000 for 6± acres, \$8,000 for entirety Cashier, Certified Check written to Dustin C. Snyder Escrow Account. A 4% buyer premium will be charged and it is to be paid by buyer as part of purchase price.

Contract: The successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment.

Closing: Closing on or before 45 days.

Financing: Ag Choice Farm Credit / Country Home Mortgages. Contact Jeff Matyas, Loan Officer (NMLS ID: 646340) 570.991.1338 or a bank of your choice.

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