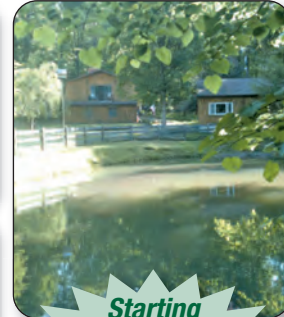


**5±  
ACRES**

# Elegant Board & Batten Sided Home & Garage

## Real Estate Auction - Saturday, July 14 @ 11:00am

Madison Twp • Columbia Cnty • 68 Coal Mine Rd., Bloomsburg PA 17815



Starting  
Opening Bid  
**\$225,000**



Try our QR  
code with your  
smartphone.



Follow us on...



- 2 Meandering Streams
- 15 Minutes from Bloomsburg & Danville

- 3 Bedrooms / 2 Baths
- Large Master Suite with Walk-out Balcony

- Grounds Well Manicured
- Interior - Exposed Post / Beam
- Heated 2-Car Detached Garage

- Pond / Waterfall
- Home Comes With Over \$15,000 Of Amenities

- 2% Realtor Participation Invited
- Property Borders State Game Lands #226 Containing 4,335 Acres.

**Directions: From Bloomsburg,** travel Rt 42 N toward I80/Buckhorn, take a left on to PA 44 N/Buckhorn Rd, travel 9 miles to Swartz Rd make a right onto Swartz Rd and continue .5 miles to Coal Mine Rd on left. Travel to home on right.  
**From Danville:** travel on PA 54 W for 1.5 miles, make a right onto Rt 642 E for 8.1 miles, continue onto PA 44 N, turn right onto Swartz Rd, continue to Coal Mine Rd on left, travel to home on right. *Please watch for auction signs.*

*I would like to thank  
the property owner for  
hiring my services.*

**For more information contact: Dustin C. Snyder - 570.441.9357 • [www.dustinsnyderauctioneer.com](http://www.dustinsnyderauctioneer.com)**



## PROPERTY DETAILS:

**Address:** 68 Coal Mine Rd.,  
Bloomsburg PA 17815

**County:** Columbia

**Township:** Madison

**School District:** Millville Area  
School District

**Instrument:** 20071-1170

**Parcel #:** 21 11 00105

**Year:** 1984

**Square Footage:** 1,800±

**Taxes:** Approx. \$2,000

**Basement:** Crawl Space /  
Clean & Dry

**Bedrooms:** 3

**Bathrooms:** 2

**Electric:** 200 Amp

**Sewer:** Conventional

**Roof:** Shingled (2004)

**Heat:** Wood, Propane-LP  
Heater, Electric Baseboard

**Water:** Well, new well pump

**Additional Amenities:** Tool Shed,  
2-Car Detached Garage,  
Enclosed Hot Tub

**Interior of Home:** Exposed Post &  
Beam

**Living Room** 18'x14'

**Dining Room:** 15'x10' Hardwood  
Floors

**Bedrooms: #1** - 27'x18' Large  
Master  
**#2** - 11'x11'  
**#3** - 11'x11'

**Exterior of Home:** Board & Batten  
**Home:** Located in a cozy area of  
Columbia County.

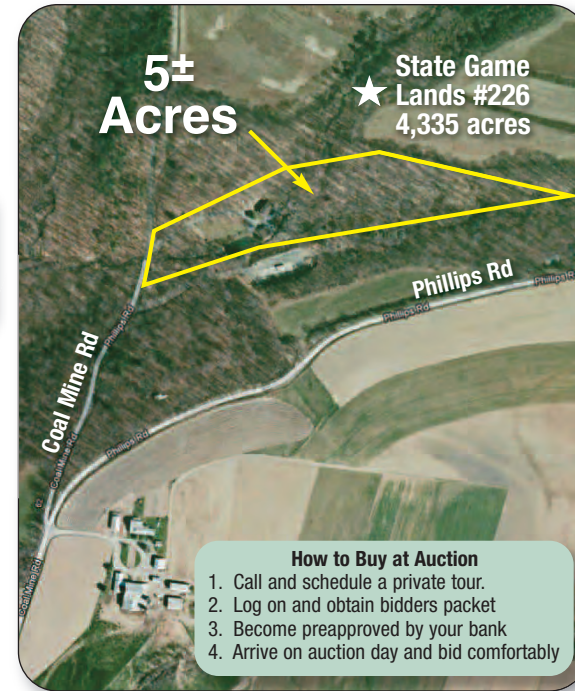
**Garage:** 2-Car detached, LP  
heated, cement floor, board &  
batten sided

**Hunting/Recreational:** Property  
boarders over 4,335 acres of

state game lands allowing excellent  
hunting with access to thousands  
of acres and numerous food plots  
prepared by the state.

### ADDITIONAL AMENITIES INCLUDED IN SALE:

- Hot Springs  
5 persons  
hot tub  
(2yrs old)
- Enclosed  
privacy over hot tub
- Hearthstone Wood Stove (*Heritage  
Soap Stone*)
- Cast iron Monessen LP Heater
- Old Hickory 6-chair and table  
dining room set, by Shelbyville  
Indiana
- Antique stove, Elmira Stove Works
- All appliances (Kenmore  
refrigerator & dishwasher)
- Kenmore washer & dryer
- Complete playground set



Map is a guide only, not to scale.

**Registration:** Any time or day prior to start  
of Auction on July, 14 2012 at 11 am.

**Terms and Conditions:** To be sold under  
owner's immediate confirmation. Cashier,  
Certified Check written to Dustin C.  
Snyder Escrow Account or Cash in the  
amount of \$10,000 required at the time of  
auction as a down payment.

**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 in 45 days.

**Disclaimer:** All information regarding the  
property for sale is from reliable sources,  
but no warranty is made by the Seller or  
Auctioneer. Prospective purchasers must  
rely exclusively upon their own analysis of  
the property and due diligence.

**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.

Dustin C. Snyder • 234 Cabin Run Road • Berwick, PA 18603 • License #AY-2123 • 570.441.9357 • dustinsnyderauctioneer@gmail.com

