

# 57± ACRES

# Land Auction • Sat., April 28 @ Noon

## Jackson Township • Northumberland County

### Stark / Ridge Road, Herndon, PA 17830

### Property offered in 4 options:

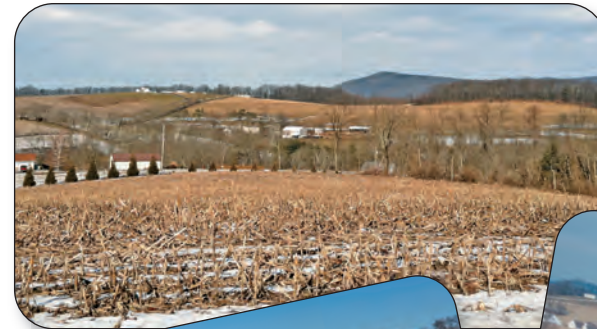
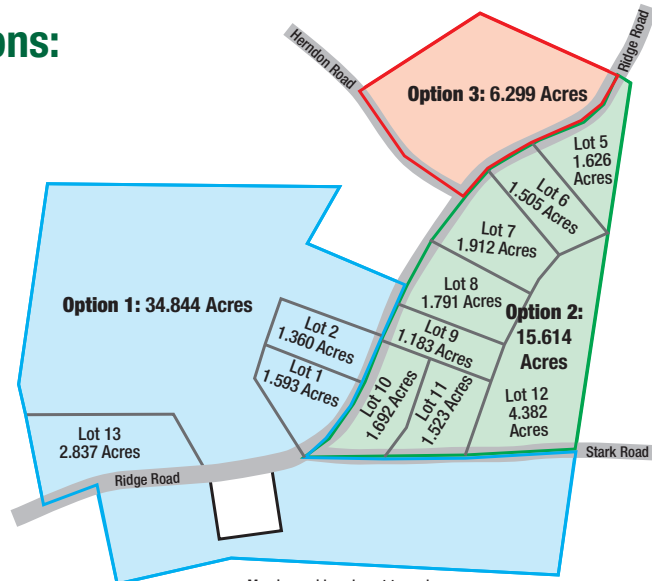
**Option 1:** 34.844 Acres

**Option 2:** 15.614 Acres

**Option 3:** 6.299 Acres

**Option 4:** 57± Acres in its entirety

- Approved Subdivision
- Beautiful Views
- Perfect Building Lots / Miles of Road Frontage
- Great Investment
- Currently Farmed



Try our QR code with your smartphone.



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Directions: Herndon / Mandata at Route 147 / Route 225 intersection take Grove Road 1.2 miles, continue straight onto Ridge Road. Property is located on left and right. *Please watch for auction signs.*

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

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



## PROPERTY DETAILS:

*Address:* Stark / Ridge Rd., Herndon, PA 17830

*County:* Northumberland County

*Township:* Jackson

*School District:* Line Mountain

*Deed Book / Page :* 1826 / 596



### How to Buy at Auction

1. Log on and obtain bidders packet
2. Become preapproved by your bank
3. Arrive on auction day and bid comfortably

- Perfect homesite or investor opportunity.
- Lots are exquisite and are located in Line Mountain School District.
- Lots will be offered separately and then development will be offered in its entirety.

### ATTENTION FUTURE HOMEOWNERS

Now is the time to buy a building lot located near Herndon with scenic views. Each option will be offered separately making it a great opportunity to pick your acreage and bid for the location of your dream home. Please call or email with any questions.

### ATTENTION HOMEBUILDERS, INVESTORS, DEVELOPERS

Buy a completely approved subdivision with 13 lots, equivalent to 57 acres, at auction prices. Please contact us today for more information on this money making opportunity. All subdivision costs, and engineering services are completed, making this a great money making opportunity.

**Registration:** Any time or day prior to start of Auction on April 28 at noon.

**Terms and Conditions:** To be sold under owner's immediate confirmation. \$7,500 dollars down per option if purchasing separately or \$22,500 if purchasing at its entirety. Cashier, Certified Check written to Dustin C. Snyder Escrow Account. A 3% 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 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.

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