

**74±
ACRES**

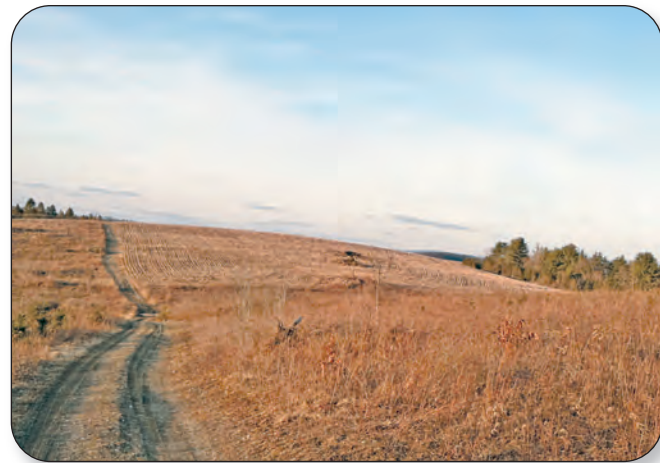
Land Auction • Sat., April 14 @ 11:00am

Fishing Creek Township • Columbia County

Old Tioga Turnpike, Shickshinny, PA 18655



- 100% of All Oil & Gas & Mineral Rights Convey
- Located near the current natural gas play
- Within a few miles of Williams Transmission Pipeline
- Tillable / Wooded acreage
- Small Stream
- 2% Realtor Participation Invited



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

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Directions: From Bloomsburg, PA 17815 drive north on Rt 487 for approx. 10.5 miles and make a right onto Winding Road drive 2 miles and stay right onto Winding Road. Proceed 1.5 miles into Jonestown and make a left onto Ridge Road continue a short distance to Old Tioga Turnpike turn right and continue for .8 miles to farm location on left. Please watch for auction signs.

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



PROPERTY DETAILS:

Address: Old Tioga Turnpike

County: Columbia County

Township: Fishing Creek

Zoning: Agricultural

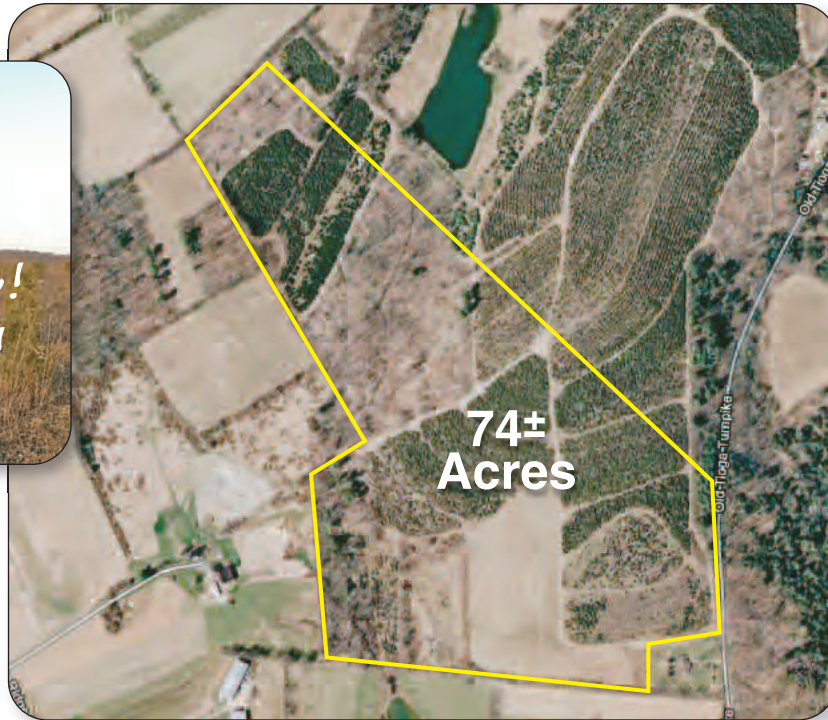
School District: Benton

Deed Book / Page :
200512312

Parcel #: 15 17 01800

Taxes: approx. \$2,200

Aesthetics: Property was formally used as a Christmas tree farm. Large and small evergreen trees are still present amongst the rolling hills of this Columbia County Farm. Its Mountain side views make it peaceful and desirable for a large landowners dream to an investor looking to cash in on the lucrative natural gas play of PA. The farm is composed of areas of thick overgrown trees to small amounts of brushy areas. With a nice selection of hardwoods present as well, making this property a nice hunting reserve. Please call Dustin today to take a tour of the land.



Registration: Any time or day prior to start of Auction on April 14 at 11:00 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 \$20,000 required at the time of auction as a down payment. 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 90 days, Please note subdivision of the 74± acres will take place immediately after the auction. Subdivision will be contingent on the length of time taken by the process of subdividing.

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.

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

