

75± ACRES Farm Auction • Sat., May 19 @ 10:00am Madison Township • Columbia County 158 Deihl Road • Bloomsburg, PA 17815



- 2-Story Home, Barn, Shed, Smaller Out Buildings
- Perfect Hobby of Lifestyle Farm
- Clean, Well Maintained Property
- Excellent Hunting / Recreational Property
- 20± Acres Wooded / Brushy Areas / Homesite / Barn
- 2 Meandering Streams
- 1± Acre Pond
- 55± Acres Tillable
- 2% Realtor Participation



Try our QR code with your smartphone.



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Directions: From Millville take PA Rt 254 West towards Jerseytown / Washingtonville for 3.6 miles, make a right onto Rt 44 / White Hall Rd., continue .4 miles to Deihl Rd on left, continue .9 miles to property location on the 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



PROPERTY DETAILS:

Address: 158 Deihl Rd.,
Bloomsburg PA 17815

County: Columbia County

Township: Madison

Taxes: \$2,900

School District: Millville School District

Deed Book / Page : 20060 / 1513

Parcel #: 21 12 01300

Bedrooms: 4

Bathrooms: 2

Square footage: 2084

Year: 1900

Heat: Oil, hot water Baseboard

Water: Well

Sewer: Conventional

Electric: 60 amp

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



Map is a guide only, not to scale.



This property is located in the scenic rolling hills of PA. It contains 75± acres of open and wooded areas with sloping/rolling topography. A nice pond and a cabin are located on the property. The land is composed of mostly tillable, with some areas being composed of hardwoods and a raparian buffers. The tillable land has been in CRP until 2011 (not farmed) it is now available to farm. Mature turkeys and deer can be seen on the property. The structures located on the property include a large 2-story farm house, bank barn, 3 smaller outbuildings/tool sheds, nice smaller barn and a 4-bay open garage. If you are looking for a nice farm, please consider taking a look at this beautiful 75± acre farm located in Madison Twp.

Registration: Any time or day prior to start of Auction on May 19, 2012 at 10:00 am.

Terms and Conditions: To be sold under owner's immediate confirmation. \$20,000 dollars down Cashier, Certified Check written to Dustin C. Snyder Escrow Account. A 2% 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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