

# 8± Cottage Style 1½ Story Real Estate Auction ACRE Dorrance Twp / Luzerne County



- Creek Frontage  
No Sign of  
Water In  
Structure
- Small Pond
- Wooded / Open
- Home Has Great  
Potential
- Contractor  
Special
- 2% Realtor  
Participation  
Invited



## PROPERTY DETAILS:

*School District:* Crestwood Area School

*Acreage:* 8± acres

*Deed Book / Page:* 3011 / 38403

*Parcel #:* 12-07-00A-15A-000

*Year:* 1972

*Square Footage:* 832

*Property Type:* 1½ Story

*Electric:* 200 amp

*Water:* Well, water does not come out of faucet,  
may be disconnected

*Bathrooms:* 2

*Sewer:* Conventional (unknown condition)

*Garage:* Detached

*Please Note:* This property is in need of updating  
and repair. Lots of potential, cabin, small home  
or recreational property to name a few.



*Auction Held on site...*

212 Farmhouse Lane, Mountaintop, PA 18707  
Saturday, May 19th @ 1:30pm

**Directions:** From interstate 80/ 81 exchange, continue north on route 81 to the Dorrance exit (155) make a left onto the Blue Ridge Trail / Springtown Road towards Dorrance, PA. Continue 3.2 miles to property location on right, please watch for auction signs. **Please note:** Property driveway is the last driveway before a bridge under construction. Please follow Blue Ridge Trail until you reach the bridge being repaired. Property will be located on right!!!

**Registration:** Any time prior to the start of the auction on May 19 @ 1:30pm. **Terms and Conditions:** To be sold under the Attorney Generals immediate confirmation. \$5,000 dollar down in the form of cash, cashier, or certified check written to Dustin Snyder Auctioneer Escrow Account. A 10% buyer premium will be charged and it is to be paid by buyer as part of purchase price. Title; clean clear deed is available to property. Closing on or before 45 days from auction date. Potential buyer has option to inspect property. All information conveyed at time of auction takes precedence over all written and verbal information.

### 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

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