

# 116± ACRES

## Land Auction • Sat., March 23 @ 12:00 pm Fairmount Township • Luzerne County Spencers Rd. / Comstock Rd. • Benton PA 17814

Property will be offered in 3 options: **Option #1: 48± Acres** • **Option #2: 68± Acres** • **Option #3: 116± Acres In Its Entirety**

### Option #1: 48± Acres

- Open (Tillable Acres) Wooded
- Rolling Topography
- All Oil and Gas Rights Convey
- Phenomenal Views
- Buck Rubs, Deer Trails, Turkey Signs



Don't miss this opportunity at a breathtaking property!

Tranquil - Private Setting

Outdoorsman's Paradise

### Option #2: 68± Acres

- Wooded with Open Tillable Acres
- All Oil and Gas Rights Convey
- Borders Pine Creek
- Rolling to Flat Topography
- Natural Springs



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**Directions:** From Red Rock, PA Corner Store, head south on Old Tioga Turnpike (St Rt 4011) for approximately 3.2 miles, turn left onto Old County Road (St Rt 4033) for .2 miles. Then make a slight left onto Spencers Road, continue to fork. Turn left onto Comstock Road/Pine Creek Road. Property is located on right and left. *Please watch for auction signs.*

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

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



## LAND DETAILS:

*Address:* Comstock Rd / Spencers Rd, Benton, PA 17814

*County:* Luzerne

*Township:* Fairmont

*Zoning:* Agriculture

*School District:* Northwest Area

*Deed Book/Page:* 3005/293039

*Parcel:* 1911-00A-006

*Taxes:* \$600± on whole tract as per owner

*Clean & Green:* Yes

*Oil and Gas:* Property previously under an oil and gas lease with Encana. The lease has expired. Land is located near the current Marcellus Shale Play. Natural gas wells located within a few miles of this prime property.

### OPTION 1: 48± ACRES

This prime piece offers a mix of open and wooded land, containing an opportunity for a home / cabin site overlooking the valley. Hunting of deer, bear or turkey is at a prime. Upon entering the woods at initial visit, five whitetail buck were spotted. Location provides breath taking views.

### OPTION 2: 68± ACRES

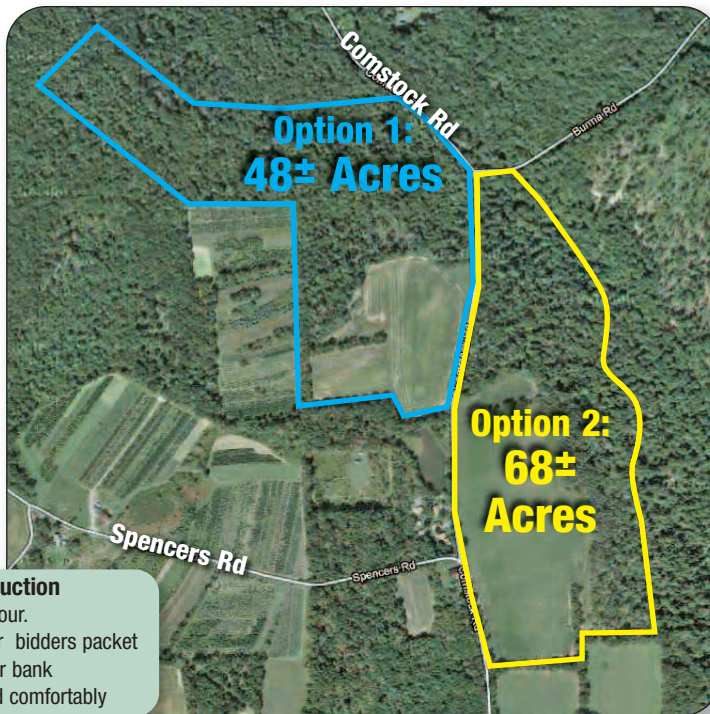
This 68± acre piece offers creek frontage as a natural boundary. A mixture of open and wooded land. The majority of wood land is flat to sloping. A true recreational property with numerous opportunities.

*Directions/Info:* Google Maps and GPS will not locate this property. Please call if you have any issues finding this property.

*For a video tour of property, please visit our website!*

#### How to Buy at Auction

1. Call and schedule a private tour.
2. Log on the internet or call for bidders packet
3. Become pre-qualified by your bank
4. Arrive on auction day and bid comfortably



Map is a guide only, not to scale.

**Registration:** Any time or day prior to start of Auction on March 23 at 12:00 pm, 2013.

**Terms and Conditions:** To be sold under owner's immediate confirmation. Transfer tax split by buyer and seller. \$12,500 down if purchasing 48± acres, \$15,000 down if purchasing 68± acres and \$27,500 down if purchasing property in its entirety. Payment in the form of Cashier or 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 on or before 60 days, and or upon final subdivision approval, if property is sold separately.

**Disclaimer:** All information regarding the property for sale is deemed from reliable sources, but no warranty is made by the Seller or Auctioneer. Sold with clean clear title. All information conveyed at auction takes precedence over written and verbal previous information. Sold as is.

**Financing Available:** please contact a bank of your choice or contact Bob Jacobs or Aaron Kimmich at 570-524-2204.



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