

# 42± ACRES

## Farm / Land Auction • Sat., May 4 @ 12 pm Benton Township • Columbia County

### 4095 Maple Grove Rd. (Rt 487) • Benton PA 17814

Property offered in 4 options: **Option #1: 25± Acres** • **Option #2: 14± Acres** • **Option #3: 3± Acres Home/Barn** • **Option #4: 42± Acres In Its Entirety**



- Nice Location
- Open/Wooded Acres
- Excellent Commercial Opportunities
- Beautiful Home Sites

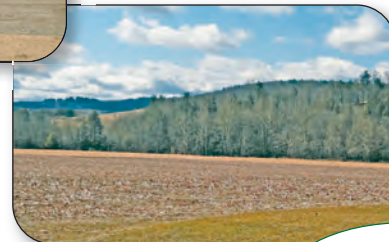
- Ideal For Horses / Cattle
- All Oil & Gas Rights Convey (not currently leased)
- 2% Realtor Participation Invited



**AUCTION TO BE HELD ON SITE**

#### 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



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**Directions:** From Benton PA, travel south on Rt. 487 for approximately 1 mile to property location on right. *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)**



## Property offered in 4 Options:

### Option 1: 25± Acres of Land

- Land is Sloping to Flat
- Beautiful Views of Country Side
- Excellent Building Lot
- Perc Approved
- Open, Tillable Acres - 14.2
- Current 2013 Crops will be harvested by current farmer

### Option 2: 14± Acres of Land

- Open/Wooded Acres
- Excellent Commercial / Homesite Opportunity
- Perc Approved
- Possible Pond Site
- Approx. 5 Tillable Acres

### Option 3: 3± Acres of Land with Home & Barn

- *Address:* 4095 Maple Grove Rd. (Rt 487) Benton PA 17814
- *County:* Columbia

- *Township:* Benton
- *School District:* Benton Area
- *Deed Book/Page:* 20061-2736
- *Parcel #:* 03-04-00500
- *Taxes:* \$1,600± as a whole
- *Clean and Green:* Yes, owner will be responsible for paying Clean and Green penalty if property is sold in different options
- **Home Details:** 2 Story Farm House
- *Age:* Pre 1900
- *Square Footage:* Approx. 2,324
- *Appliances Included:* GE dishwasher, Kevinator stove, Whirlpool refrigerator
- *No. of Bedrooms:* 4
- *Bathrooms:* 1 downstairs
- *Living Room Flooring:* Hardwood Oak w/area rug
- *Downstairs Flooring:* Living room - near new carpet
- *Kitchen Flooring:* Vinyl laminate (hardwood imitation)

*Downstairs Contains:* Updated features, additional breezeway, full bath, large country kitchen, summer kitchen an oversized living room and 1+ bedroom

*Upstairs Contains:* 3 bedrooms, large sitting room, and small area, possible office/walk-in closet - upstairs is in need of updating

- *Basement:* Stone foundation
- *Sewer:* Conventional
- *Water:* Well
- *Electric:* 200 Amp
- *Heating:* Oil hot water baseboard (2 tanks)
- *Large bank barn:* 80'x60'
- *Outbuildings:* Additional barn, strong structure, great for a small hobby farm, or horses. 3 bay enclosed 20'x30' and 3 bay equipment shed 40'x30'
- Property was rented for \$600 per month, with the tenants living on the first floor.

### Option 4: 42± Acres of Land with Home & Barn in its entirety

Property will be offered in each option. We then will take a recess and offer the whole property at a total. The whole property starting bid will be the total of options 1, 2 and 3. Current farmer will have entitlement to remove crop planting for 2013.

**Registration:** Any time or day prior to start of Auction on May 4, 2013 at 12:00 pm.

**Terms and Conditions:** To be sold under owner's immediate confirmation. Transfer tax split by buyer and seller. \$8,000 down if purchasing option 1, \$5,000 down if purchasing option 2, \$7,000 down if purchasing option 3 and \$20,000 if purchasing home/land in its entirety. Payment in the form of Cashier or Certified Check, written to Dustin C. Snyder Escrow Account.

**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.



**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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