

46± Acres

With Older Farmhouse & Barn

Real Estate Auction • Sat., May 11 @ 12 pm

Derry Township • Montour County

53 West Diehl Road, Danville PA 17821



Guaranteed to sell at or above \$3,478 per acre

- Excellent Hunting
- Open/Wooded Acres
- Stream Meanders Through Property
- Perfect Location for Cattle or Horses
- All Oil & Gas Rights Convey
- Fixer Upper Home / Barn
- 2% Realtor Participation Invited

Directions: From Jerseytown, PA take 254 W. towards Washingtonville, PA for 3.3 miles, take a right on Diehl Road, property is located 1 mile on right, after railroad tracks. *Please watch for auction signs.*

I would like to thank the owners for hiring my services.

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

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PROPERTY DETAILS:

Address: 53 West Diehl Road,
Danville PA 17821

County: Montour

Township: Derry

Zoning: I-R

School District: Danville

Deed Book/Page: 339/390

Parcel #: 3-24-16

Taxes: \$2083.00

Topography: Flat

Water: A meandering stream navigates through the property, making it great for wildlife, and waterfowl

Open: Approx 30 acres, is open, which in the past was farmed by the owner. The land is currently not being farmed. Some of the tillable acres, are wet, making it a

better area for food plots for hunting or pasture.

Tillable: Approx. 13.5 acres of good tillable land, with a total of 30 acres that could be used as pasture or tillable

Wooded: Approx. 9 acres

Types of Woodland: The woods is composed of mostly hardwood. Signs of it being timbered over 40 years ago. So there are some marketable trees in the wooded section.

Hunting/Recreational: On our site visit we saw numerous buck rubs, whitetail deer and turkey signs.

Clean and Green: No

Home Details: 2 Story Farm House

Age: 1900

Square Footage: Approx. 1300 Sq ft

No. of Bedrooms: 3

Bathrooms: 1

Flooring: Carpet/Wooded

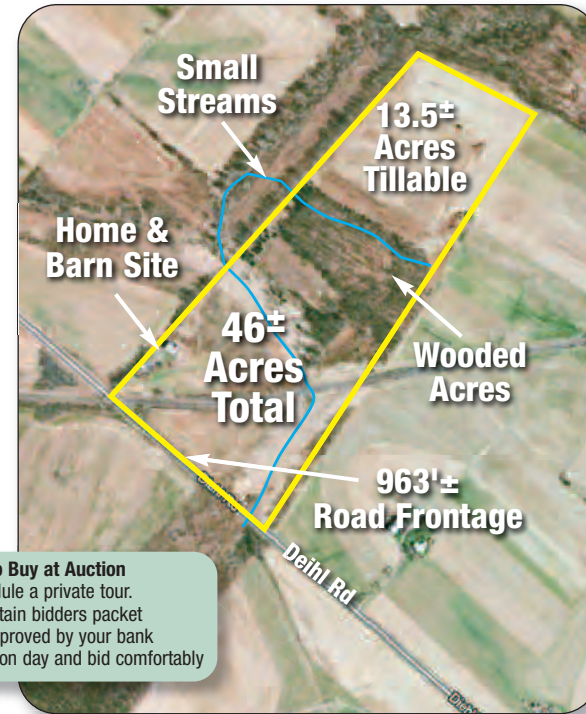
Basement: Stone Foundation

Sewer: Conventional, has not been used for 3 years

Water: Well, has not been used in a few years

Outbuildings: Additional Barn, strong Structure 33'x50'

Home is in need of repair, the copper and appliances have been removed as it has been vacant for nearly 3 years.



Map is a guide only, not to scale.

Registration: Any time or day prior to start of Auction on May 11, 2013 at 12pm.

Terms and Conditions: To be sold under owner's immediate confirmation. \$10,000 down in the form of cash, cashier or certified check, written to Dustin C. Snyder Escrow Account. A 6% 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.

Disclaimer: All information regarding the property for sale is 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.

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



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