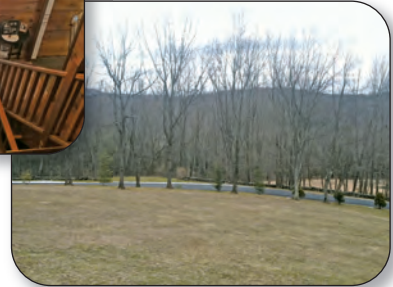


50±
ACRES &
Cedar/Log Home

Real Estate AUCTION • Sat. May 18 @ 12 pm
Sugarloaf Township • Columbia County
392 A. Klinger Hill Road, Benton PA 17814



- Hunters/Recreational Paradise
- Custom Home
- Detached Garage
- Once and a Lifetime Opportunity
- Excellent Hunting
- Wooded Acres
- Over 700' of Stone Rows Around Property
- 2% Realtor Participation Invited
- All Rights Convey (Oil & Gas)

Directions: From Benton travel North on Rt. 487 for approximately 1 mile, turn left onto PA Rt. 239 North for approx. 1.8 miles, make a slight right onto Klinger Hill Road. Travel 2 miles to property location on left. *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

Follow us on...



Try our QR code with your smartphone.



PROPERTY DETAILS:

Address: 392 A. Klinger Hill Road,
Benton PA 17814

County: Columbia

Township: Sugarloaf

School District: Benton

Deed Book/Page: 20130936

Parcel #: 32-02-02000

Topography: Flat/sloping

Oil and Gas Rights: The oil and gas rights convey under a current lease with Williams. The current owners are requesting 50% of any/all royalties if the property would be put into production for 10 years from the date of settlement. After 10 years from settlement, the buyer would take complete rights to any/all royalties. Please see internet for a copy of the current lease.

Wooded: All acres are wooded

Types of Woodland: The woods are mostly hardwood, with some soft woods. So there are some marketable trees in the

wooded section, as property has not been timbered.

Hunting/Recreational: The owners have had deer, bear, turkeys, and all sorts of wildlife in the back yard. Seven tree stands are constructed throughout the wooded acres. The sellers have been very successful in harvesting wildlife every year.

Clean and Green: Yes

Home: 2 Story Cape Cod

Exterior: Cedar/Log Laminated

Age: 1989

Square Footage: Approx. 1875 Sq ft

No. of Bedrooms: 3, large master bedroom

Bathrooms: 1.5 baths, ½ bath down stairs, and a full bath upstairs

Sunroom: An enclosed glass sunroom is attached to the dining area, including nicely tiled floor

Living Room: The home's open floor plan provides view of the loft

Electric: 200 Amp

Flooring: Carpet/Linoleum

Basement: Poured Walls

Roof: Shingled

Heating/Cooling: Geo Thermal System, Avg. \$180 month for heating/cooling cost includes electric bill.

Sewer: Conventional

Water: Well

Taxes: \$3,000+/- Yr

Driveway: Black Top 16' Wide

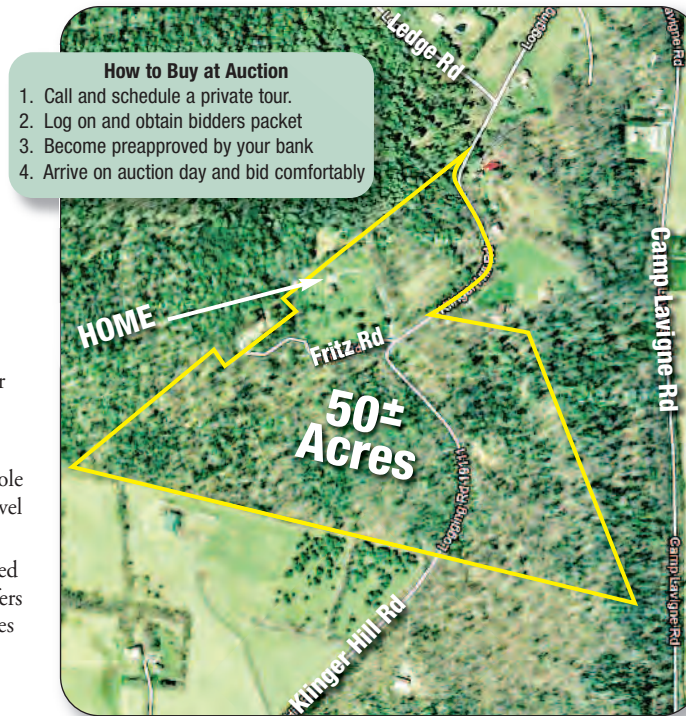
Detached Garage: Oversized 1 car garage with concrete floor

Workshop: 12'x16', wood floor

Outbuildings: Additional Barn pole Building, 12'x40' w/electric gravel floor with 8'x20' over-hang.

Property Location: Home is located near Gamelands #13, which offers 57,000 acres. Also within 5 miles of Ricketts Glen State Park.

Home is a one of a kind with wonderful amenities.



Map is a guide only, not to scale.

Registration: Any time or day prior to start of Auction on May 18, 2013 at 12 pm.

Terms and Conditions: To be sold under owner's immediate confirmation. \$20,000 down in the form of cash, 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.

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.



Dustin C. Snyder • 234 Cabin Run Road • Berwick, PA 18603 • License #AY-2123 • 570.441.9357 • dustinsnyderauctioneer@gmail.com



Real Estate It's What's For Sale!