

226± Acres

(Between Wonderview Rd. & Sharp Ridge Rd.)

Land Auction • Sat., June 1 @ 12 pm Mayberry Township • Montour County Property located on Susquehanna Rd., Danville PA 17821



- Timber Appraisal Report: \$197,341
- All Oil & Gas Rights Convey
- All Timber Rights Convey
- Breathtaking 360 Views



- Mostly Wooded Acres (Approx 170 Acres)
- Approx. 44 Acres Of Over Grown Christmas Trees
- Excellent Food Plot Locations, Game Camera's In Place



- Streams/Springs Meander Through Property
- Approx. 12 Acre Lake, Once Maintained By Beavers
- One Of A Kind Property



- Outdoorsman's Dream
- Excellent Hunting - Sightings Of Bald Eagles, Whitetail Deer, Turkeys
- 2% Realtor Participation Invited

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Directions: From Danville, PA take Rt. 54 East into Riverside. Make a left at the light, and continue on Rt 54 East for approx. 1.9 miles. Turn left onto Boyd Station Road, continue 2.2 miles onto Susquehanna Road and stay on Susquehanna Road 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



PROPERTY DETAILS:

Address: Located on Susquehanna Rd., Danville PA 17821

County: Montour

Township: Mayberry

Zoning: R-S

School District: Danville

Deed Book/Page: 339/390

Parcel #: 3-24-16

Taxes: \$800±

Clean and Green: Yes

Topography: Flat /
Sloping / Steep

Water: Numerous meandering streams navigate through the property, making it great for wildlife and waterfowl hunting

Tillable: Approx. 44 Acres could be returned to tillable acres, as it now is overgrown Christmas Trees, and Ornamental Trees

Wooded: Approx. 170 Acres, with a mix of Oak, Cherry, Birch, Maple, White Ash, Tulip Poplar, Chestnut, Red Oak, White Oak and Wild Cherry. See the complete list by visiting our website and reviewing the timber appraisal report.

Water: The property has a natural flowing stream, once blocked by beavers; it created a mere 12 acre lake. As time progressed, the beavers have moved onto to new adventures. Once entering into this deep ravine, one can visualize the lake being restored by beavers, allowing the property to contain, a lush water habitat, as well as a nice lake. As this location cannot be seen from anywhere.



Types of Woodland: The woods are mostly hardwood with some soft woods. Signs of it being timbered over 50 years ago. So the marketable trees in the wooded section are tremendous. Please see the Internet for a report from the timber report.

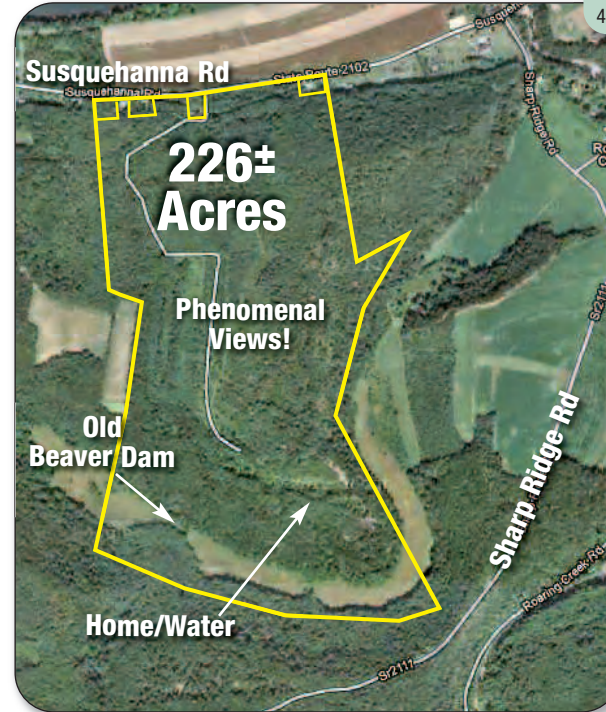
Hunting/Recreational: On our site visit we had seen numerous buck rubs, whitetail deer, turkeys, waterfowl, bald eagles, and numerous small game. An area has been cleared for the avid outdoorsman to prepare a luscious food plot to pull in and manage those phenomenal whitetails and wildlife.

Habitat: Is composed of a diversity of old fields, planted pine plantations, natural hardwoods of all stages.

Game Cameras: There are game cameras positioned on the property. We placed the game cameras as whitetails were losing their racks. We don't have any pictures of the racked buck, but you can check out the pictures we have obtained by visiting our website, and viewing game cam photos.

Adjacent Properties: One parcel bordering this prime property contains over 350 acres of land, currently used in crop production. Another adjacent tract of land consists of well over 100 acres. This prime property is currently being managed for wildlife. This tract of land sits as the hub, and deer trails, upon deer trails are innerved upon this prime piece of LAND. This property is an outdoorsman's dream.

Home Details: 2 story farm house. Home is in need of repair. Once used for a summer home, it has been out of commission for nearly 50 years. It would make a nice camp. Fixing up would need to be done. As spring water and power run to this well secluded home. Home sits in from black top nearly 1 mile from the sight of any other dwellings.



Map is a guide only, not to scale.

Do not miss this auction!!!

Log onto our website and watch our video tour of this prime recreational property.

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

Registration: Any time or day prior to start of Auction on June 1, 2013 at 12pm.

Terms and Conditions: To be sold under owner's immediate confirmation. \$75,000 down in the form of cashier or certified check, written to Dustin C. Snyder Escrow Account. A 4% 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.

