

# 4<sup>±</sup> Acres

## Phenomenal Cottage / Home On Pine Creek

# Real Estate Auction • Sat., June 8 @ 12 pm

## Gaines Township • Tioga County

### 2525 Lick Run Road • Gaines PA 16921



**AUCTION TO BE HELD ON SITE.**

- Over 290' Creek Frontage (Pine Creek)
- Excellent Craftsmanship
- Located on Snowmobile/ATV Trails



- 7 Miles from Pennsylvania Grand Canyon
- Back Porch Over Looks Pine Creek
- 2% Realtor Participation Invited



Phenomenal  
Trout Stream



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**Directions:** From Williamsport: take Rt US-15 N (27.4 mi). Take the exit toward PA-414 W (0.2 mi). Turn left onto PA-414 W (9.8 mi). Continue straight onto PA-287 N (11.8 mi). Turn left onto Main St (0.3 mi). Continue onto PA-660 W/West Ave continue to follow PA-660 W (2.6 mi). Continue onto PA-362 W/Pine Creek Rd (5.3 mi). Turn left onto US-6 W/Roosevelt Hwy (4.3 mi). Turn left toward Lick Run Rd (400 ft). Turn right onto Lick Run Rd, destination will be on the right (1.3 m). **From Wellsboro:** travel PA 660W for 2.6 miles, continue onto PA 362 W/Pine Creek Road for 5.3 miles, turn left onto Rt 6W travel 4.3 miles to Lick Run Rd, turn left. **From Mansfield:** Travel Rt 6 W for 29 miles. Turn left onto Lick Run Rd. *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](http://www.dustinsnyderauctioneer.com)**

## PROPERTY DETAILS:

*Address:* 2525 Lick Run Road,  
Gaines PA 16921

*County:* Tioga *Township:* Gaines

*School District:* Galeton Area

*Deed Book/Page:* 0741/0568

*Taxes:* 2,200±

*Topography:* Flat/Sloping

*Open:* Approx. 2 Acres of open /  
currently being manicured as a lawn,  
Home site, garage sits on approx. 1  
Acre, and a small portion of the land  
is composed of woods

*Hunting/Recreational:* Property is  
located on the Pine Creek, a well-  
known stream with PA natives, who  
enjoy its phenomenal fishing, and  
recreational opportunities. Perfect  
corporate retreat, recreational  
property or an excellent home.

*Fishing:* Phenomenal trout stream,  
numerous class A streams /  
tributaries compose the area, a one of  
a kind property in a great location.

*Access to Game Lands/State Forest:*

Property is located in the heart of Tioga  
County, on snowmobile and ATV trails.  
Owners have enjoyed riding  
snowmobiles on miles of groomed trails  
from the cottage/ home to locations of  
PA Grand Canyon approx. 7 miles  
away, Elk Run Vista, Pine Creek Vista,  
Little Slate Vista. Property offers easy  
access to miles of hiking, horseback  
riding, kayaking, biking rails to trails.  
Property is near Denton Hill Ski Resort.

*Local Parks:* Tioga State Forest &  
Leonard Harrison State Park

**HOME DETAILS:** *Style:* Ranch

*Exterior:* Pine Siding

*Age:* 1950, with large addition in 2002

*Square Footage:* 1890 sq ft

*Furniture Included In Sale:* All rustic  
furniture, appliances and freezers

*Bedrooms:* 3 Bedrooms, including 2  
large masters, and one bunk house  
bedroom

*Bathrooms:* 2 Baths, both large in size  
on the first and second floor

*Interior Flooring:* Carpet/Wood

*Interior Walls:* Drywall/Tongue  
and groove

*Basement:* Block Basement

*Roof:* Shingled, also contains  
commercial grade Kemper System  
(membrane)

*Electric:* 200 amp service, Penelec  
provides service

*Electric:* \$890.00± per year

*Heating:* Property is serviced  
through natural gas, Weil-McLain  
hot water baseboard heat. An  
additional 2 natural gas heaters  
included, one in large living  
room, and one in basement  
area/utility room

*Hot Water:* 2 Natural gas hot  
water heaters service home

*Cooling:* Central air, Ruud unit

*Natural Gas:* UGI provides gas,  
approx heating cost \$1,034.00 per  
year

*Back Up Generator:* (Kohler,  
natural gas)

*Sewer:* Conventional

*Water:* Well, 83', 25 gallons per  
minute

*Additional Amentias:* Property  
contains a private alarm system

*Deck Area:* Over 788 sq ft.  
including commercial grade.  
Composed of slate face pavers  
cover decking area.

*Enclosed:* 552 sq ft., with  
overhead roof, perfect for  
evenings of gathering

*Garage:* 2 Car garage, with  
electric garage doors, contains  
concrete floor, power, and a  
forced air heating system,  
approx 552 sq ft.

*Outbuildings:* An additional  
14'x16' shed, matching exterior

*Property is located out of flood  
zone, property has never received  
water, elevation certificate  
available to prospective buyers,  
please see internet. Please see  
internet for survey map.*



Map is a guide only, not to scale.

**Registration:** Any time or day prior to  
start of Auction on June 8, 2013 at  
12pm.

**Terms and Conditions:** To be sold  
under owner's immediate confirmation.  
\$15,000 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.

### How to Buy at Auction

1. Call and schedule a private tour.
2. Log on and obtain bidders packet
3. Become preapproved by your bank
4. Arrive on auction day and bid comfortably

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!*