

92[±] Acres

Home/Outbuildings
(Investors) Marcellus
Shale Property

Real Estate Auction • Sat., June 8 @ 3 pm

Roseville Boro/Rutland Twp • Tioga County

57 Pumpkin Hill Road • Mansfield PA 16933



- 100% of Oil and Gas Rights Convey
- Lease Expired (Feb 2013)
- Located between Numerous Gas Wells
(Please see map on back & on our website)

- Once in a Lifetime Opportunity
- Nice Bi-Level Home/Outbuildings
- 2% Realtor Participation Invited

Follow us
on...



Try our QR
code with your
smartphone.



Directions: From Mansfield, PA: Travel Route 6 East for 1.7 miles make a left onto PA Rt. 549 N. (Roseville Rd.) for approx. 8 miles, make a left on Pumpkin Hill Road, continue .1 mile to property location of 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



PROPERTY DETAILS:

Address: 57 Pumpkin Hill Road,
Mansfield PA 16933

County: Tioga

Township: Roseville Boro/Rutland Twp.

School District: Southern Tioga

Deed Book/Page: 752/7667

Parcel #: 30-1.00-10 & 31-4.00-53

Taxes: 2,300+/-

Topography: Sloping/Rolling

Open: Approx. 12 acres are open, currently
pastured in high tensile, 3+/- acre hay field, no
chemicals have been utilized on premises
regarding raising of beef and bison

Tillable Acres: Approx. 3+/- acres

Wooded: Approx. 71+/- acres

Types of Woodland: Woodland consists of Red
Oak, Cherry, Maple, Hickory, Hemlock, Pine,
and Shagbark Hickory, timber was harvested
over 6 years ago, some areas were not timbered,
as the areas that were, a select harvest was done.

Hunting/Recreational: Phenomenal hunting,
with sightings of bear, large and small game.
The family has been successful in harvesting
whitetail deer every year. ATV trails are
dispersed throughout the property. A small
pond was put in a few years ago.

Clean and Green: Yes

HOME DETAILS: Bi Level

Age: 1999

Square Footage: Approx. 2000 sq ft.

No. of Bedrooms: 3, 1 on first floor and 2 on
second floor

Bathrooms: 1 full bath on first floor, a large
master bath on second floor, it does need finished

Flooring: Laminate, some of the flooring needs
finished, contains plywood (bedrooms, and
master bath)

Appliances: all appliances included with sale

Kitchen: Solid Butternut Hand Crafted Cabinets

Basement: Block foundation

Roof: Shingled

Electric: 200 Amp

Heating/Cooling: Forced air natural gas/exterior
outdoor wood burner

Sewer: Conventional

Water: Well

Outbuildings: Quansen Hut (30'x50') concrete
floor

- 16x20 Shed with concrete floor (metal exterior
and roof)

- 8'x20' garden shed

- 8'x8' coup

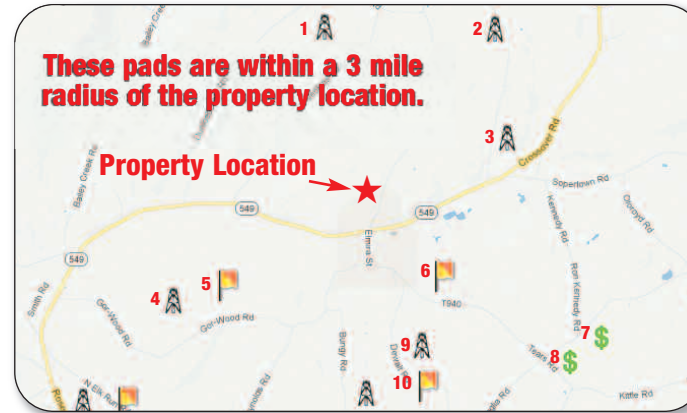
Property Location: 41° 52' 8" N / 76° 57' 28" W

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



Maps are a guide only, not to scale.



Registration: Any time or day prior to start of Auction on June 8,
2013 at 3pm.

Terms and Conditions: To be sold under owner's immediate
confirmation. \$30,000 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 45 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.

**Information on wells approximate, please conduct your
own due diligence, information contained was obtained
from Marcellusgas.org. For information and verification
please conduct your own research.**

*Swepi LP is known as Shell Western E&P.

Rutland Twp/Tioga County 51 Wells Permitted on 16 Well Sites

1. Jenkins 523 5h Well Site (Swepi LP)
2. Sterling 525 5h Well Site (Swepi LP)
3. Oldroyd 509h Well Site (Swepi LP)
4. Wood D 513 1h Well Site (Swepi LP)
5. Wood 512 5 H Permitted Well Site (Swepi LP)
6. Byrne 510 2h Permitted Well Site (Swepi LP)
7. Burleigh 508 5h In Production (Swepi LP)
Gas Production as of 12/31/12 234,681 (mcf)
8. Pazzaglia 507 5h In Production (Swepi LP)
Gas Production as of 12/31/12 5,574,736 (mcf)
9. Kreitzer R 505W 1 h Well Site (Swepi LP)
10. Stepney 505 Permitted Well Site (Swepi LP)

Key:

- Production Reports
- Permitted Well
- Well Development Has Started