

52± ACRES

LAND Auction • Sat., Aug. 24 @ 12:00 pm Cherry Township • Sullivan County Pughs Road Dushore PA 18614



- 3 Small Ponds
- Excellent Hunting / Recreational Property
- Small Field / 50 +/- Acres Wooded
- 2% Realtor Participation Invited



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Directions: From Dushore: Take Route US 220 south for approximately .7 miles and turn right onto Route 87 south. Travel 3.1 miles take a slight left onto Chesock Road, continue a short distance, make a right onto Cookhill Road continue 1.3 miles, make a left on Pughs Road. Property is located 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: Pughs Road Dushore PA 18614

County: Sullivan

Township: Cherry

Zoning: No zoning

School District: Sullivan County

Instrument #: 200902720

Parcel #: 01-071-0080

Taxes: \$100.00 +/-

Clean & Green: Yes

Topography: flat to sloping

LAND DETAILS:

Open: Approximately 1-2 acre field, excellent for possible home or cabin site

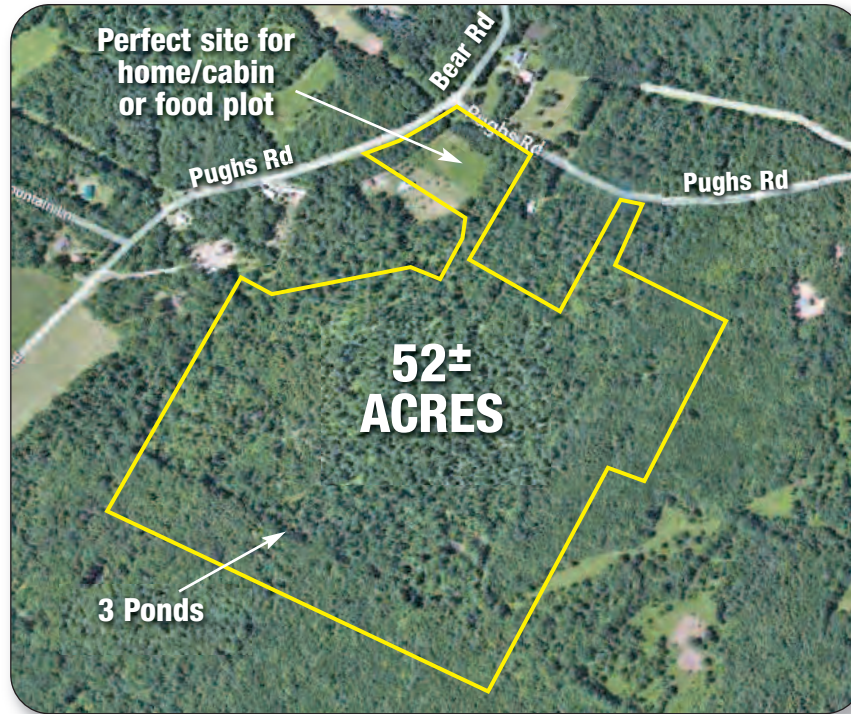
Wooded Areas: Approximately 50 acres wooded containing a nice young stand of Cherry. Woodland is thick in underbrush great for bedding areas for wildlife.

Timber: Property was timbered a few years ago, but was selectively harvested, a nice stand of trees stand on this secluded 52-acre tract.

Water: Natural springs accompany property. Three small ponds are located on the back of property making great sources for wildlife to access water.

Hunting/Recreational: On our site visit to the property we saw numerous signs of buck rubs, turkey scrapes, bear tracks. Property has been leased for years regarding the hunting. Lessors have been very successful each hunting season.

Proposed Pipeline: A proposed pipeline was intended to cross the back of the property, agreement has expired by terms, copy of the agreement is available on our website.



Map is a guide only, not to scale.

Registration: Any time or day prior to start of Auction on August 24, 12 pm, 2013.

Terms and Conditions: To be sold under owner's immediate confirmation. Transfer tax split by buyer and seller. \$10,000 down with payment in the form of 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 deemed 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. Sold as is.

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

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