

27± ACRE FARMETTE

Real Estate Auction • Sat., Sept. 21 @ 12 p.m. Valley Township • Montour County 45 Old Furnace Road Danville PA 17821



- 25± Acres Tillable
- 2 Story Farm House
- Bank Barn



- Secluded / Private Location
- Perfect for Horses / Cattle
- 2% Realtor Participation Invited



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Directions: From Danville, travel west on Route 54 for approx. 3 miles, make a slight left onto Route 642 West, travel approx. 1.1 mile, make a right onto Old Furnace Road, continue until dead end. Property is located on left.
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: 45 Old Furnace Road
Danville PA 17821

County: Montour

Township: Valley Twp

School District: Danville Area

Deed Book/Page: 270/323

Parcel #: 8-31-100

Taxes: \$800±

Topography: Flat

Tillable: 25± Acres currently tillable, current farmer will have entitlement to remove 2013 crops. Over the past few years, corn yields have been phenomenal.

Wooded: Approx. 1-2 acres mostly composed of hedgerows.

Streams: Property graces two streams meandering through the property. Deer have taken home to

the secluded location, as on our site visit we observed a whitetail buck and doe.

Clean and Green: YES

Home / Additional Details:

Brief Overview: Two story farmhouse, contains 3 accesses to the home, front door, back door, and door to mudroom. Kitchen and living room are easily accessed through entryway.

Located on the first floor you will find the living room, kitchen, dining room, and access to the back porch. Off the kitchen exit you will find a pantry/mudroom with access to the outside. On the second floor you will find all bedrooms and the bathroom.

Age: 1900±

Square Footage: 1400±

No. of Bedrooms: 3, a possible

fourth bedroom can be utilized, it is currently being used as a walk-in closet. All bedrooms are located upstairs.

Bathrooms: 1

Flooring: Linoleum and pine flooring graces the interior

Basement: Stone foundation

Roof: Metal

Electric: 200 Amp

Exterior: Vinyl sided

Heating: Oil/hot water baseboard

Sewer: Conventional / recently pumped and serviced (cess pool)

Water: Well

Bank Barn: Approx. 2728 sq. ft. (strong and sturdy) great for cattle / horses

Other: Single strand barbed wire fencing encircles large fields.



Map is a guide only, not to scale.

Registration: Any time or day prior to start of Auction on Saturday, September 21 @ 12pm.

Terms and Conditions: To be sold under owner's immediate confirmation. Transfer tax split by buyer and seller. \$15,000 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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