

140[±] ACRES of Prime Farm Land

Real Estate Auction • Sat., Oct. 26 @ 12 p.m. Muncy Creek Township • Lycoming County

916 Beacon Light Rd. / East Lime Bluff Rd., Muncy PA 17756

PROPERTY TO BE OFFERED AS FOUR SEPARATE PLOTS AND THEN IN ITS ENTIRETY.

- One of the Best Tillable Farms in Eastern Lycoming County
- All Oil & Gas Rights Convey
- Phenomenal Soils
- Flat/Sloping Topography
- Developmental Potential
- Extremely Close To I 180 / 220 Interchange
- Excellent Investment
- Possible Future Commercial Opportunities



Option 3: 56[±] ACRES

- Excellent Soils
- AVA, AIB, DuB, WSA Soils
- Over .5 Mile Road Frontage
- Pole Building (40'x80')
- Perced Conventional
- Zoned Agricultural
- 53[±] Acres Tillable

Option 4: 63[±] ACRES

- DuB, AIB, AVA Soils
- Over .5 Mile Road Frontage
- Developmental Potential
- Beautiful Views
- Perced Sand Mound
- Zoned Residential
- Large Bank Barn
- 59[±] Acres Tillable

Option 1: 7[±] ACRES

- Beautiful Building Site(s)
- Currently in Peach Production
- Excellent Income Potential
- Over 1,300' Road Frontage
- Perced Conventional
- Zoned Residential

Option 2: 13[±] ACRES

- Great Home Site(s)
- Wooded / Open - Good Hunting
- Over 1,300' Road Frontage
- 5[±] Open
- Perced Sand Mound
- Zoned Agricultural



Directions: From Muncy, travel on North Main St. for approx. .5 miles, turn right onto County Hwy. 61 (East Lime Bluff Rd.) travel 1 mile. Property is located on corners of Beacon Light Rd and East Lime Bluff Rd. Property fronts along Beacon Light Rd.
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: 916 Beacon Light Road / East Lime Bluff Road
Muncy PA 17756

County: Lycoming

Township: Muncy Creek

Acreage: 140±

Parcel: 40-373-136

Deed Book: 6558 / 313

Zoning: Residential / Agricultural

Taxes: Approx. \$2,200

Clean & Green: No

Oil & Gas Rights: All rights convey, currently unleased

Soil Types:

AVA - Alvira Silt Loam
- 3-8% Slope

AIB - Allenwood Gravelly Silt Loam
- 3-8% Slope

DuB - Duncannon Loam
- 3-8% Slope

WSA - Wheeling Silt Loam
- 0-3% Slope

WSB - Wheeling Silt Loam
- 3-8% Slope

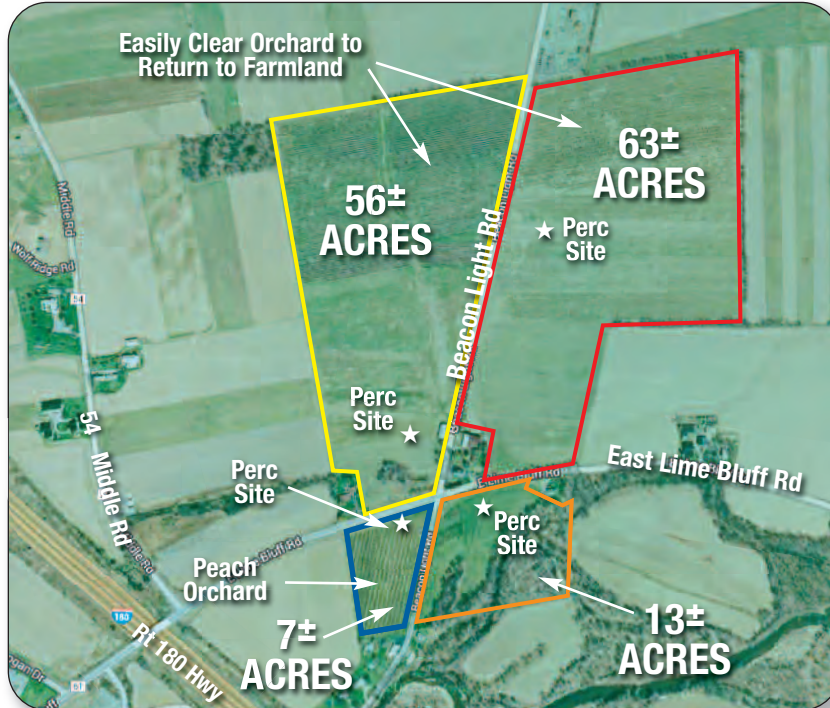
Parcels: Property will be offered in separate options and then be offered in it's entirety.

Subdivision: Property will be subdivided in separate parcels only if property is sold in separate options.

Topography: Flat / Sloping

Please see internet for perc information and survey map and soil map.

Property will be offered in its entirety after all options are offered.



Map is a guide only, not to scale.

Option 1: 7± ACRES

- Perced Conventional
- Great Building Site
- Road Frontage
- Income Potential
- Zoned Residential

Option 2: 13± ACRES

- Perced Sand Mound
- Wooded / Open
- Zoned Agricultural
- Road Frontage

Option 3: 56± ACRES

- Perced Conventional
- Phenomenal Soils
- Zoned Agricultural
- Pole Building (40'x80')
- Older Home (in need of repair)
- Road Frontage

Option 4: 63± ACRES

- Perced Sand Mound
- Zoned Residential
- Beautiful Views
- Fertile Soil
- Road Frontage
- Bank Barn (Huge)
- Excellent Water Source (in need of repair)

Registration: Any time or day prior to start of Auction on Saturday, October 26, 2013 at 12pm.

Terms and Conditions: To be sold under owner's immediate confirmation. Transfer tax split by buyer and seller \$10,000 down if purchasing 7± acres, \$10,000 down if purchasing 13± acres, \$25,000 down if purchasing 56± acres, \$30,000 down if purchasing 63± acres and/or \$75,000 down if purchasing property in it's entirety. With payment in the form of cashier or certified check, written to Dustin C. Snyder Escrow Account. A 6% 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 contingent upon final subdivision approval if sold as separate plots.

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



Real Estate It's What's For Sale!