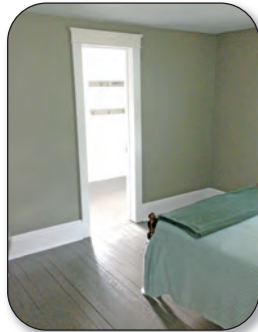


15±  
ACRE

Real Estate Auction • Sat., October 12 @ 2 p.m.  
Union Township • Luzerne County  
78 Hunlock-Harveyville Road • Hunlock Creek, PA 18621



- Open / Wooded
- Beautifully Restored
- Private / Peaceful Setting
- Bank Barn
- Great For Horses / Cattle
- Numerous Outbuildings
- 2 % Realtor Participation

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smartphone.



**Directions:** From Shickshinny, take Route 11 North for approx. 6 miles, make a left onto Hunlock Creek Turnpike/Main Road travel 4.6 miles to property location 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](http://www.dustinsnyderauctioneer.com)**



## PROPERTY DETAILS:

*Address:* 78 Hunlock-Harveyville Road, Hunlock Creek, PA 18621

*County:* Luzerne

*Township:* Union

*School District:* Northwest

*Deed Book/ Page:* 2625 1006

*Parcel #:* 14s1 003 013 and I 4 00A 025

*Taxes: Approx.* \$3,200±

*Topography:* flat/sloping

*Tillable:* 8± acres tillable or great for pasture

## HOME DETAILS:

*Two story farmhouse*

*Age:* 1922

*Square Footage:* 1,716±



*No. of Bedrooms:* 4 all located on second story with walk-in closets. All bedrooms approximately 11'x11'

*Bathrooms:* 1 1/2, one full bath upstairs, 1/2 bath downstairs off of mudroom/laundry room

*Flooring:* Laminate/Softwood (Yellow Pine)

*Laundry/Mudroom:* Contains bathroom, access to back porch/kitchen area

*Floor Plan:* Home graces a large living room, dining room, nice open kitchen, a secluded enclosed back porch and a front porch.

*Basement:* Stone foundation with cement floor

*Roof:* Shingled (1998)

*Electric:* 200 amp

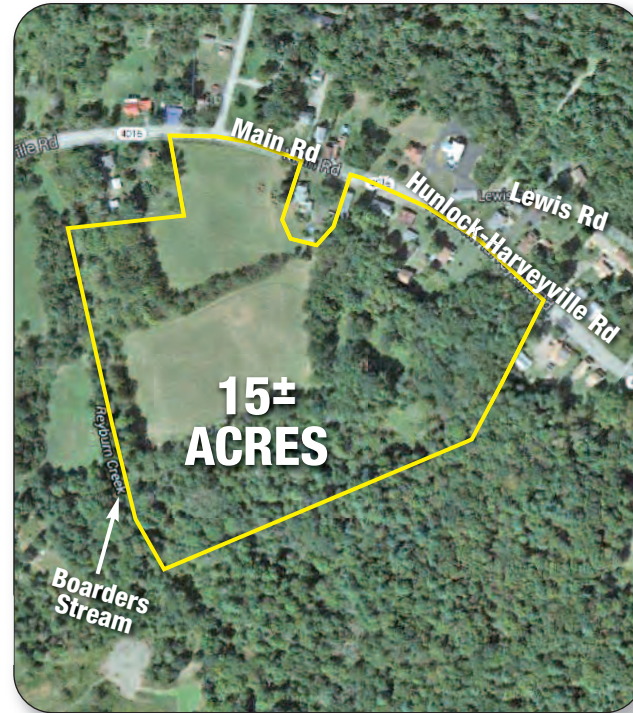
*Exterior:* Vinyl siding

*Heat:* Hot water baseboard

*Sewer:* Conventional

*Water:* Well and hand dug well

*Additional Amenities:* Numerous out buildings, bank barn, machine shed, block building, other buildings in need of repair or dismantle.



Map is a guide only, not to scale.

**Registration:** Any time or day prior to start of Auction on Sat., Oct. 12, 2013 2pm.

**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

Dustin C. Snyder • 234 Cabin Run Road • Berwick, PA 18603 • License #AY-2123 • 570.441.9357 • dustinsnyderauctioneer@gmail.com

