

39±
ACRES

Land / Home
Vacation Property

Real Estate Auction • Sat., Oct. 19th @ 12pm

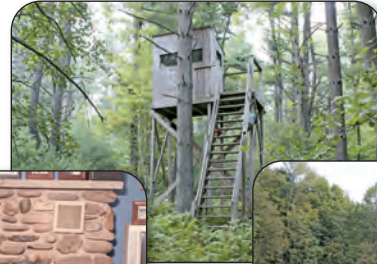
Sugarloaf Township • Columbia County

744 Central Road, Benton PA 17814



AUCTION TO BE HELD ON SITE.

- Excellent Hunting
- 1 3/4 Bath
- All Oil & Gas Rights Convey
- 750'± Frontage of West Branch Fishing Creek Meanders Through Property (Great Fishing)
- 2% Realtor Participation Invited
- 3 Bedroom
- Marketable Timber
- Pole Building 24'x40'



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Directions: From Benton, travel North on Rt. 487 for approx. 3.4 miles, make a left onto Camp Lavigne Road. Travel 3.1 miles to Rt. 118 Intersection, go straight onto Central Road for .6 miles. Property will be located on left and 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: 744 Central Road,
Benton PA 17814

County: Columbia

Township: Sugarloaf

School District: Benton

Deed Book/Page: 20081-0965

Parcel #: 32-07-035

Taxes: 1800+/-

Topography: Flat / sloping /some areas steep in nature

Open: Approx 2-3 Acres are currently used as horse pasture, but would make a nice food plot (area has been fenced in).

Wooded: Approx 36 acres wooded, contains a considerable amount of large timber. Property has not had a timber consultant conduct a timber appraisal.

Types of Woodland: A mix of Oak, Poplar, Hickory, Pine & Hemlock compose the woodland of the property.

Hunting/Recreational: Signs of wildlife, turkey and whitetail deer are clearly evident. Hunting stands in place grace successful locations.

Fishing: Property contains approx. 750' of West Branch of Fishing Creek

frontage, known for great trout fishing.

This prime property fills everyone's recreational dreams, containing a very diversified terrain and amenities,

Clean and Green: No



HOME / ADDITIONAL DETAILS:

Brief Overview: Ranch Home on 39+/- Acres

Age: 1978

Square Footage: 1,904

No. of Bedrooms: 3

Interior Walls: Contains a tongue and grooved wall, dry wall, and paneling

Interior Flooring: Carpet, laminate

Exterior: Vinyl clad aluminum siding

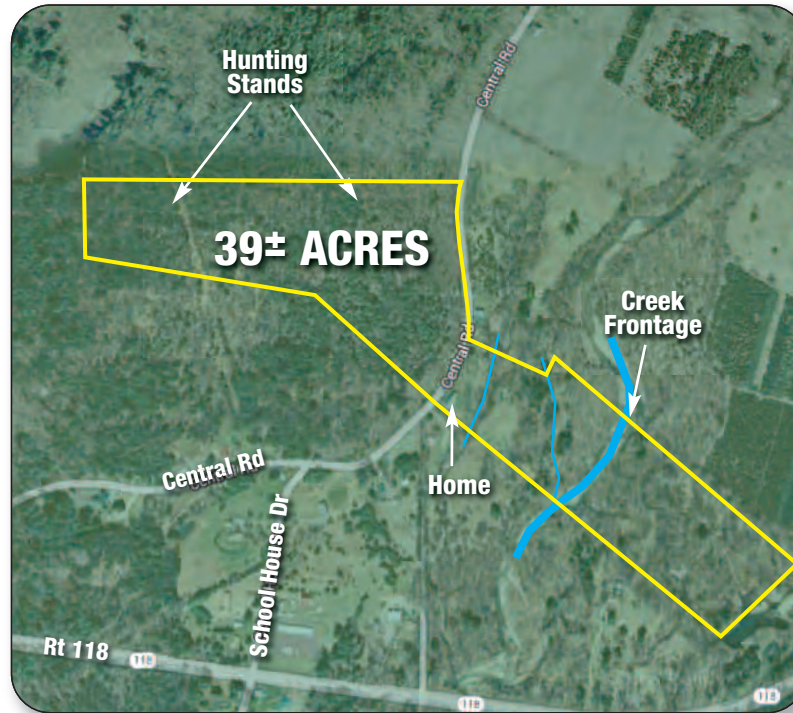
Bathrooms: 1 3/4

Basement: Crawl space / block foundation

Back Porch: 12'x42' Rear deck w/roof

Roof: Metal (installed in 2004)

Electric: 200 Amp



Heating: Electric baseboard, wood stove, coal hot water boiler EFM 520 (radiant floor heat)

Sewer: Holding tank with drain field

Water: Well (installed 2001)

Additional Amenities: Pioneer 24'x40' pole building currently utilized as a horse barn, 3 stalls, storage

Outbuildings: Additional pull-in shed, barn, and machine shed. Buildings could be utilized as current uses, or great places to store recreational vehicles.

Registration: Any time or day prior to start of Auction on Saturday, October 19, 2013 at 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



Real Estate It's What's For Sale!