

20± ACRE FARMETTE

Real Estate Auction • Sat., April 19 @ 12 p.m. Valley Township • Montour County 10 Klondike Road • Danville PA 17821



- 2,062 Sq Ft Farmhouse
- 27'x60' Bank Barn
- Over 15 Acres In Pasture
- Crossed Link Fence
- Small Orchard
- Excellent Road Side Stand Location (Rt 54)



- Perfect Beef / Sheep / Equestrian Operation
- 2 Spring Developments
- 2% Realtor Participation Invited



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Directions: From Danville, travel west on Route 54 for approx. 4.8 miles, make a left onto Klondike 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: 10 Klondike Rd.,
Danville, PA 17821

County: Montour

Township: Valley Twp

School District: Danville Area

Deed Book/Page: 3771557
being part of

Parcel #: 8-29-10

Taxes: Approx. \$2,200

Topography: Flat / rolling

Open: Approx. 15 acres in
pasture

Fencing: Cross link fencing

Wooded: Small portion located
in back is wooded

Zoning: A-C

Clean and Green: No

HOME / ADDITIONAL DETAILS:

Brief Overview: Very nice 20±
acre farmette, turn key
cattle/sheep or equine
operation. Home needs some
updating. Serene country
setting provides close access to
Geisinger Medical Center and
PPL (Montour). If you have
been looking for a fixer upper
opportunity to become self
sufficient, this may be the one!!!

An additional 15± acres may be
available to farm across road.

Age: 1900±

Square Footage: 2062±

No. of Bedrooms: 4

Bathroom: 1

Basement: Stone foundation



Flooring: Hardwood / carpet

Roof: Shingle

Electric: 100 Amp

Exterior: Aluminum sided

Heating: Oil/hot water
baseboard

Sewer: Conventional

Water: Spring - jet pump

OUTBUILDINGS:

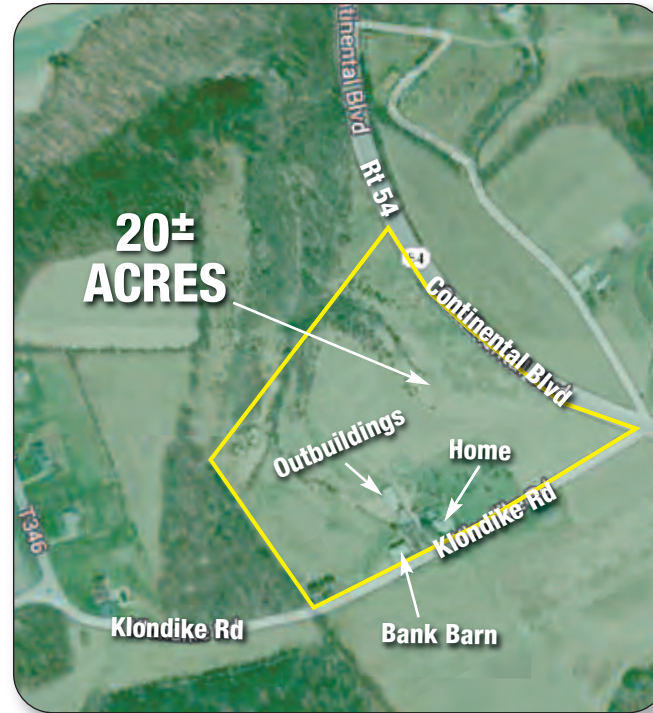
Bank Barn: 27'x60' - set-up
for cattle/sheep operation

Flat Barn: 36'x30'

Machine Shed: 16'x30'

Barn: 18'x50'

Shed: 10'x10'



Map is a guide only, not to scale.

Registration: Any time or day prior to start of
Auction on Sat., April 19, 2014 @ 12pm.

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 60 days following
subdivision approval, and/or date of auction.

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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