

# 117± ACRE FARM

## Real Estate Auction • Sat., Sept. 7 @ 12:00 pm Greenwood Township • Columbia County 278 Grouse Road Millville PA 17846



- Secluded Valley Farm
- 32± Acres Tillable (Currently Hay & Grass)
- Small Streams & Creek & Natural Springs
- 2 Story Farmhouse



Please  
log onto our  
website and  
watch the  
video tour

- 3 Bedrooms & 1 Bath
- Excellent Hunting / Recreational Property
- All Oil & Gas Rights Convey
- 2% Realtor Participation Invited



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on...



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code with your  
smartphone.



**Directions:** From Millville: Travel East on Route 254 (Rhorsburg Road) for approximately 3.4 miles, turn left onto Grouse Road (near Greenwood Friends School) continue 1.5 miles, continue through a stop sign, follow Grouse Road to property location 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](http://www.dustinsnyderauctioneer.com)**



## PROPERTY DETAILS:

*Address:* 278 Grouse Road  
Millville PA 17846

*County:* Columbia

*Township:* Greenwood

*Property Type:* Agriculture

*School District:* Millville Area

*Deed Book/Pg:* 109/60

*Parcel #:* 17 07 02800

*Taxes:* \$1,000 ±

*Clean & Green:* Yes

*Topography:* Flat, sloping to areas steep in nature.

*Land Details:*

*Oil & Gas Rights:* All of owner's rights convey

*Tillable:* 32± acres

*Soil Types:* SdB2, Asb2, HHB2, HHC2

*Wooded Areas:* 82± acres

*Timber:* Property was selectively harvested in 2011 using best practices of silvicultural supervised by consulting forester, Eric Easton

*Water:* Streams meandering through wooded portions of the land, natural springs.

*Hunting/Recreational:* Property has been posted and patrolled, contains a wonderful mix of open and wooded, game camera pictures can be accessed on our webpage.

*Additional Amenities:* 1± acre of blueberries, approximate 70 bushes. Provides an additional yearly income.

*Home Details:* Two-story farmhouse

*Year:* 1882

*Bedrooms:* 3 bedrooms all on second story

*Baths:* 1

*Basement:* Stone foundation

*Roof:* Metal

*Heating:* Oil (hot water baseboard)

*Electric:* 60 amp

*Septic:* Conventional

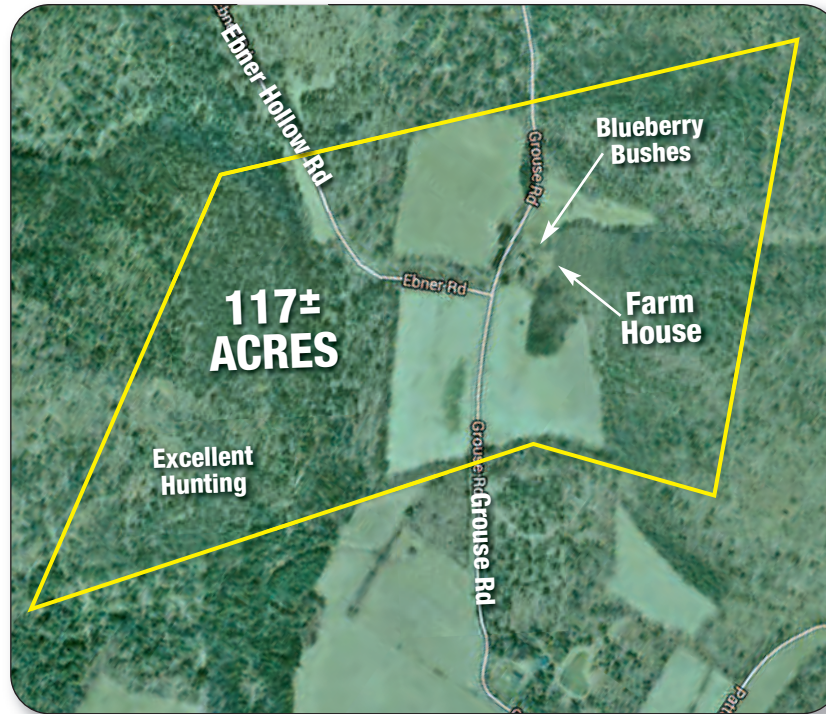
*Water:* Well

*Square Footage:* 1200±

*Additional Info:* Home has been maintained and heated but has been vacant for several years.

*History:* Rich in heritage, this farm has been in one family for over three yearly income. Has not been on the market for 100+ years.

Please see internet for seller's disclosure, deed and clean & green application.



Map is a guide only, not to scale.

**Registration:** Any time or day prior to start of Auction on September 7, 12 pm, 2013.

**Terms and Conditions:** To be sold under owner's immediate confirmation. Transfer tax split by buyer and seller. \$30,000 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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