

# 317± ACRES

## Mountain Land Auction Sat., May 17 @ 12:00 pm 3 Separate Parcels • Shamokin, PA 17872

Gap Road/Abandon Mine Hill • Shamokin, PA 17872

East Cameron Twp.

Parcel 1: 36± Acres



- Row Access
- Wooded/ Recreation Opportunities
- ATV Trails

Upper Road • Shamokin, PA 17872

West Cameron Twp.

Parcel 2: 90± Acres



- All Wooded
- Hunting/Recreation
- Sloping Topography
- Timber: Current & Future Value

Upper Road • Shamokin, PA 17872

East Cameron Twp.

Parcel 3: 191± Acres



- Excellent Views
- Sloping/Steep Topography
- Timber Value
- Wooded

All Parcels Offer a 2% Realtor Participation

**Directions:** From Interstate 81 Exit 116, go west on Rt. 901 5.0 miles. After Turkey Hill make a left on High Rd., go 9 miles through Gowen City. Stay on Upper Rd. to 191 and 90 acres. 36 acres is located on Gap Rd. off of High Rd. *Please watch for auction signs.*

*I would like to thank the owners for hiring my services.*

**For more information contact: Dustin C. Snyder • 570.441.9357 • [www.dustinsnyderauctioneer.com](http://www.dustinsnyderauctioneer.com)**



*Real Estate It's What's For Sale!*

## PROPERTY DETAILS:

### Parcel 1: 36± Acres

*Address:* Gap Road,  
Shamokin, PA 17872

*County:* Northumberland

*Township:* East Cameron

*Parcel:* 01-87-001

*Access:* Gap Rd. to Abandon  
Mine Hill .4 miles from Gap  
Rd. Property is accessible  
by railroad bed, approx. 2.6  
miles from Gap Rd.

*Taxes:* \$50± a year

*School District:* Shamokin  
Area

### Parcel 2: 90± Acres

*Address:* Upper Road,  
Shamokin, PA 17872

*County:* Northumberland

*Township:* West Cameron

*Parcel:* 019-76-112

*Road Frontage:* Property  
fronts along Upper Road

*Topography:* Sloping/Steep

*Timber:* Property is all  
wooded, current/future  
timber value

*Taxes:* Approx. \$280 a year

*School District:* Shamokin  
Area

### Parcel 3: 191± Acres

*Address:* Upper/Lower Road,  
Shamokin, PA 17872

*County:* Northumberland

*Township:* East Cameron

*Parcel:* 01-00-076-055

*Road Frontage:* Property

*Topography:* Sloping/Steep

*Timber:* Property is all  
wooded, timber value looks  
to be at an average, some  
future/current marketable  
timber

*Taxes:* Approx. \$400 a year

*School District:* Shamokin  
Area



Map is a guide only, not to scale.

**Registration:** Any time or day prior to start of Auction on May 17, 2014 at 12pm.

**Terms and Conditions:** To be sold under owner's immediate confirmation. Sale is subject to reserve. \$5,000 down per parcel in the form of cash, 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 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.

**Financing Available:** Please contact a bank of your choice or contact Bob Jacobs or Aaron Kimmich at 570-524-2204.



#### How to Buy at Auction:

1. Call and schedule a private tour
2. Log on and obtain bidders packet
3. Become preapproved 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 • www.dustinsnyderauctioneer.com**



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