

13± ACRE HOME/LAND

Real Estate Auction • Sat., May 31 @ 12pm Huntington Twp. • Luzerne County 401 Townhill Rd. • Shickshinny, PA 18655



- 2 Bedroom/1 Bath
- Open/Wooded



- Detached Garage
- Possible Subdivision Potential



- Perfect Rental/Fixer Upper
- 2% Realtor Participation Invited



- Quiet/Private Location

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smartphone.



Auction to be held on site

Directions: From Bloomsburg, travel North on Rt 487 for approx. 15 miles, turn right onto Zaners Bridge Rd. for 4.4 miles. Continue from stop sign an additional 2 miles to property location on left. *Please watch for auction signs.*

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



Real Estate It's What's For Sale!

For more information contact: Dustin C. Snyder • 570.441.9357 • www.dustinsnyderauctioneer.com

PROPERTY DETAILS:

Address: 401 Townhill Rd.,
Shickshinny, PA 18655

County: Luzerne

Township: Huntington

Zoning: Agricultural

School District: Northwest
Area

Deed Book/Page: 3010/89471

Parcel: K 2 A 42

Taxes: \$2,150.29±

Clean & Green: No

Acres: 13±

Topography: Flat/Sloping

Open: Approx. 7± Acres

Wooded: Approx. 6± Acres

Additional Info: Approx.
7± Acres of the 13 ± Acres

is located .25 miles down
Townhill Rd. being part of
Deed.

HOME DETAILS:

Style: 1.5 Story

Bedrooms: 2

Baths: 1

Sq. Ft.: 943

Detached Garage: 2 Story,
20x24

Water: Well

Septic: Conventional Tank w/
drainfield

**Property offers a great
home or recreational
property**



Luzerne County GIS/Mapping

Map is a guide only, not to scale.

Registration: Any time or day prior to start
of Auction on May 31, 2014 at 12pm.

Terms and Conditions: To be sold under
owner's immediate confirmation. \$5,000
down 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.



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



**Please call today to schedule a
private tour before auction.**

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