

**20±
ACRE
LAND**

Real Estate Auction • Sat., August 23 @ 12:00 pm
Jordon Twp. • Lycoming County
Salem Schoolhouse Rd. • Unityville, PA 17774

Land to be offered as separate parcels and in it's entirety.



PARCEL #1: • Great Views of North Mountain • Open/Tillable
• 10± Acres • Perc'd • 50% of OGM Rights



PARCEL #2: • Breath Taking 360° Views • Open/Tillable • 10± Acres
• Perc'd • 50% of OGM Rights • Under CREP (\$98± Acre a yr. income)



We would like to thank Frank Bomboy, Jr. for hiring our services.

Directions: From Unityville at Route 42 and Moreland Baptist Road, turn onto Moreland Baptist Road and travel to Salem Schoolhouse Road, continue straight, travel approx. 2 miles to property location on left. *Please watch for auction signs.*

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



Real Estate It's What's For Sale!

PROPERTY DETAILS:

Address: Salem Schoolhouse Road,
Unityville, PA 17774

County: Lycoming

Township: Jordon

Deed: Part of 2711/169

Parcel: Part of 23-377-138

Taxes: \$20± Total is not taxed separately as
it's part of a larger tract

Zoning: Countryside

Soil Type: Hhc, BeC, Beb

Perc'd: Each Parcel has been perc'd, see
results on website

Clean & Green: Yes

Oil & Gas Lease: Leased at 12.5 % Royalty,
please see internet for copy

Oil & Gas Rights: 50% of Oil, Gas &
Minerals Convey, sellers are reserving 50%
of Oil, Gas & Mineral Rights unto heirs,
successors and/or assigns

PARCEL #1:

- 10± Acres
- Land is currently in Hay production,
making this lot attractive for your home or
farmette

PARCEL #2:

- 10± Acres
- All of the land lies in the CREP program,
contract expires September 2016, owners
currently receiving approx. \$98 an acre

***If you are looking for a
property to build that dream
home or just looking for a
peaceful setting to watch the
sun rise and set, these parcels
are a must have!***

**Parcel #1 and #2 will be offered
separately and in entirety.**



Map is a guide only, not to scale.

Registration: Any time or day prior to start
of Auction on August 23, 2014 at 12pm.

Terms and Conditions: To be sold under
owner's immediate confirmation. \$5,000
down per parcel or \$10,000 down if
purchasing in it's entirety in the form of cash,
cashier or certified check, written to Dustin
C. Snyder Escrow Account. Transfer tax to
be split equally between buyer and seller.

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: 60 days, or upon final subdivision
approval.

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



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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