

**80±
ACRE
FARM**

**Real Estate Auction • Sat., August 16 @ 12:00 pm
Liberty Twp. • Montour County
2861 Mexico Road • Milton, PA 17847**



- 2 Story Home
- Oil & Gas Rights Convey



- Bank Barn



- 1.5 Acre Pond
- Approx. 60± Tillable Acres
- Excellent Hunting



- 2% Realtor Participation Invited
- Possible Organic



We Thank the Diggan Family for hiring our services.

Directions: From Washingtonville, PA take 254 W. for approximately .4 mile, turn left on Mexico Road, travel 5 miles to property location on right and 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: 2861 Mexico Road, Milton, PA 17847
County: Montour
Township: Liberty
School District: Danville Area
Acres: 80± acres
Zoning: A-C
Deed Book/Page: 74/254
Parcel: 4-14-1
Taxes: \$1,230.00
Clean & Green: Yes
Soil Type: Great Soils! EsC-Elliber cherty silt loam, Hy-Holly silt loam, Kmb-Kreamer cherty silt loam
Tillable: Approx. 60± acres
Farmland: Farmland has been set-aside for approx. 10 years. Farmland has not received chemical fertilizers, possible organic opportunities. Current year

a local farmer is planting organic soybeans. Farmer will have the right to remove 2014 planting. Farmland is top notch in fertility. The Diggan family claims high yields prior to farm being enrolled in CREP.

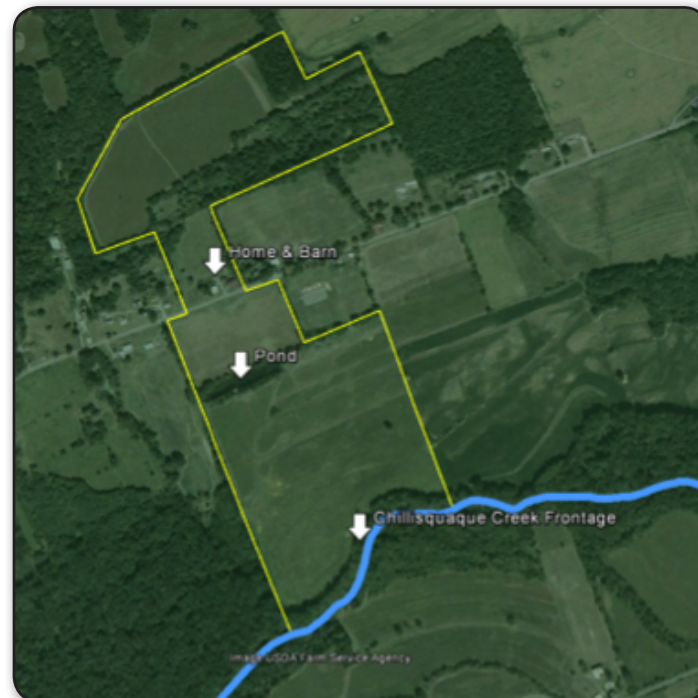
Hunting: Property boasts great hunting, next to Bucknell preserved land and free roaming game preserve.

***Wayne Diggan is reserving the right to hunt the property until the time of death with 1 guest only.**

HOME DETAILS:

Year: 1900
Home: 2 Story
Sq. Footage: 2,170±
Bedrooms: 4
Baths: 1½

Heat: Electric/Fireplace
Roof: Metal
Water: Well
Electric: 200 amp
Septic: Cement tank with drainfield
Interior Amenities:
1st Floor: Large Kitchen, Foyer, Laundry Room, Dining Room, Living Room and ½ Bath
2nd Floor: 4 Bedrooms, 1 Bath and views overlooking pond and farmland
Outbuildings: 78x'36' Bank Barn, 36'x78', 30'x16' Shed, Approx. 10 acres currently in pasture
Ponds: 1.5± Acre pond, home to bass and an assortment of aquatic life
Creek Frontage: Property fronts Chillisquaque Creek



Map is a guide only, not to scale.

Registration: Any time or day prior to start of Auction on August 16, 2014 at 12pm.

Terms and Conditions: To be sold under owner's immediate confirmation. \$20,000 down in the form of cash, cashier or certified check, written to Dustin C. Snyder Escrow Account. Transfer tax 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: 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



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**Farm has not been
on the market in 50+ years.
Don't miss this
opportunity!**

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