

Real Estate and Content Auction

4± ACRE FARMETTE

206 Hemlock Hollow Road
Benton, PA 17814
Pine Twp • Columbia County

SATURDAY, AUGUST 2ND
Real Estate offered at 12:00 PM
Contents offered at 11:00 AM



Real Estate It's What's For Sale!

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

Follow us on



- 2 Story Home
- Detached 2 Bay Block Garage
- Pond
- Outbuildings
- Private Settings
- 2% Realtor Participation Invited



Directions: From Benton, travel North on Rt. 487, make a left onto Waller Road. Continue traveling 6 miles on Waller Road. Make a left on Hemlock Hollow Road, continue 1.5 miles to property location on left.

Please watch for auction signs.

Dustin C. Snyder • 570.441.9357 • www.dustinsnyderauctioneer.com

PROPERTY DETAILS:

Address: 206 Hemlock Hollow Road, Benton, PA 17814

County: Columbia

Township: Pine

School District: Benton Area

Acres: 4± acres

Deed: 289/125

Parcel: 29-09-01200

HOME DETAILS:

Age: 90± years

Style: Cape Cod

Sq. Footage: 1,065

Bedrooms: 3

Bathrooms: 1

Exterior: Wood/Vinyl

Interior: Low Ceilings, Carpet, Vinyl Flooring, Paneling, Fireplace

Foundation: Stone

Heat: Coal

Water: Well

Septic: Conventional

Garage: Detached 2 bay with wood stove



Map is a guide only, not to scale.

CONTENTS: To be offered at 11:00 am

- | | | | |
|----------------------------|--------------|-----------------|----------------|
| • 1994 Jeep Cherokee Sport | • Television | • Couch | • Washer/Dryer |
| • Yardman 24 hp Mower | • Dishware | • Recliner | • Hand Tools |
| | • Jewelry | • Kitchen Table | |
| | • Furniture | • Appliances | |

Terms: Cash or Check. Please be one time. *Contents are a small collection of personal property.*



DUSTIN C. SNYDER

AUCTIONEER

Real Estate It's What's For Sale!

Dustin C. Snyder

234 Cabin Run Road • Berwick, PA 18603

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License #AY-2123

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

Registration: Any time or day prior to start of Auction on August 2, 2014 at 12:00 pm.

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.

