

# Real Estate Auction

## CABIN/HOME NEAR RICKETTS GLEN STATE PARK

1311 Elkgrove Road  
Benton, PA 17814

Sugarloaf Twp • Columbia County

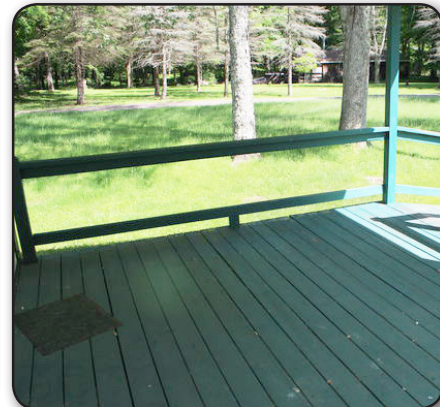
SATURDAY, AUGUST 30<sup>TH</sup>  
2:00 PM



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

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

Follow us on



- Great Vacation Spot
- Close to Ricketts Glen State Park
- Close to State Game Lands #13
- Private/Peaceful Location
- 2% Realtor Participation Invited

**Directions:** From Benton, travel North on Rt. 487, make a left onto Camp Lavigne Road. Travel to Rt. 118, cross over Rt. 118 and continue to property location on left.

**Please watch for auction signs.**

Dustin C. Snyder • 570.441.9357 • [www.dustinsnyderauctioneer.com](http://www.dustinsnyderauctioneer.com)

## PROPERTY DETAILS:

**Address:** 1311 Elkgrove Road,  
Benton, PA 17814

**County:** Columbia

**Township:** Sugarloaf

**School District:** Benton Area

**Acres:** .346 acres

**Deed:** 20040/7431

**Parcel:** 32-05A-007-00,000

**Zoning:** RS

**Taxes:** \$503.63



## CABIN/HOME DETAILS:

**Age:** Built in 1950

**Style:** 1.5 Story Cape Cod

**Sq. Footage:** 1,040? 813?

**Bedrooms:** 1 and loft

**Bathrooms:** 2

**Exterior:** Vinyl

**Interior:** Cabin has a modern kitchen, 1 bedroom downstairs with addition sleeping room in loft upstairs

**Room Dimensions:**

- **Living Room:** 20'x10'
- **Kitchen:** 12'x13'
- **Bedroom:** 9'x14'
- **Loft:** 20'x25'
- **Bathroom:** 12'x26'

**Basement:** Full basement with cement floor

**Heat:** Oil, Hot Water Baseboard

**Water:** Well

**Septic:** On site

**Electric:** 100 amp



Map is a guide only, not to scale.

**Property is located near Ricketts Glen State Park and State Game Lands #13**



AUCTIONEER

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**Dustin C. Snyder**

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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 30, 2014 at 2:00 pm.

**Terms and Conditions:** To be sold under owner's immediate confirmation. \$3,000 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.

