

# Real Estate Auction

## 75± ACRE RANCH HOME • FARMLAND

2901 Mexico Road  
Milton, PA 17847

Liberty Twp • Montour County

**SATURDAY, OCTOBER 18<sup>TH</sup>**  
**10:00 AM** (Auction held on site)



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

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

Follow us on



- 3 Bedroom/1 Bathroom Ranch Home
- 50± Tillable Acres
- Chillisquaque Creek Frontage
- Excellent Hunting/Fishing
- Land Owner's Dream Property
- Subdivision Potential
- 2% Realtor Participation Invited



**Directions:** From Washingtonville, PA travel Rt. 254 W for approximately .4 miles. Turn left onto Mexico Road and travel 4.5 miles to property location on left and right. **Please watch for auction signs.**

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

## PROPERTY DETAILS:

**Address:** 2901 Mexico Road, Milton, PA 17847

**County:** Montour

**Township:** Liberty

**School District:** Danville

**Acres:** 75± acres

**Deed:** 295/26

**Parcel:** 4-14-7

**Zoning:** A-C

**Taxes:** \$1,350

**Farmland:** Currently farmland is rented to local farmer, farmer will have right to remove 2014 crops, farmer would be interested

in renting from future buyer

**Timber:** Mix of hardwoods, hardwood timber highly marketable large in size

**Streams:** Property fronts Chillisquaque Creek

**Clean and Green:** Yes

**CREP:** Approximately 11.2 acres are enrolled in CREP until 2020, a yearly income of \$1,456

**Oil and Gas Rights:** Seller is including all rights in the sale of the property

**Subdivision:** Potential for property to be subdivided

## HOME DETAILS:

**Age:** Built in 1976

**Style:** Ranch

**Sq. Footage:** 1,612

**Bedrooms:** 3

**Bathrooms:** 1

**Exterior:** Aluminum Siding

**Basement:** Full basement, cement floor/partial

**Roof:** Shingled

**Interior:** Floors are carpeted, walls are paneled

**Heat:** Oil Hot Water Baseboard with 2 oil tanks (275 gallons each),

additional wood stove in dining area

**Water:** Well, approximately 35+ gpm

**Septic:** Conventional, located on other side of Mexico Road

**Electric:** 200 amp

*\*Home is currently rented to a tenant.*

### **\*ATTENTION FARMERS**

**Great farmland with access to creek for possible irrigation, farmland is flat to sloping**

### **\*ATTENTION HUNTERS**

**A mix of woodland, CREP, farmland and stream frontage makes the perfect environment for harvesting deer and turkey on a yearly basis**



AUCTIONEER

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

**Dustin C. Snyder**

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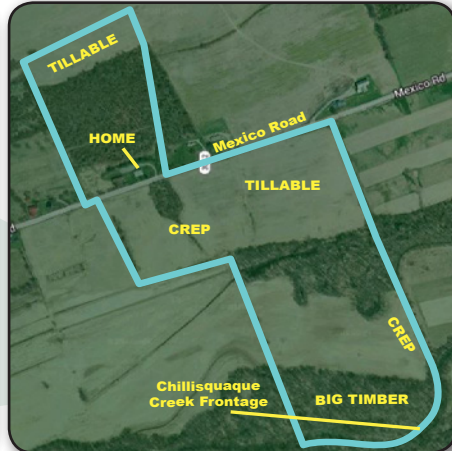
[dustinsnyderauctioneer@gmail.com](mailto:dustinsnyderauctioneer@gmail.com)

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

Montour County, Pennsylvania (PA093)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Bc	Basher soils	10.6	12.4%
EsC	Elliber cherty silt loam, 8 to 15 percent slopes	18.7	21.9%
EtD	Elliber very cherty silt loam, 15 to 25 percent slopes	12.9	15.2%
Hv	Holly silt loam	6.9	8.1%
Hy	Holly silt loam, ponded	9.2	10.8%
HZ	Holly silt loam, rarely flooded	8.7	10.2%
KmB	Kreamer cherty silt loam, 3 to 8 percent slopes	16.5	19.3%
KmC	Kreamer cherty silt loam, 8 to 15 percent slopes	0.8	0.9%
W	Water	1.0	1.2%
<b>Totals for Area of Interest</b>		<b>85.2</b>	<b>100.0%</b>



Map is a guide only, not to scale.

**Registration:** Any time or day prior to start of Auction on October 18, 2014 at 10:00 am.

**Terms and Conditions:** To be sold under owner's immediate confirmation. \$15,000 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. All information is taken from county tax card. \*Please call for deed, tax card and sellers disclosure.

**Financing Available:** Please contact a bank of your choice or contact Bob Jacobs or Aaron Kimmich at 570-524-2204.

