

# Real Estate Auction

**DU-PLEX  
FULLY RENTED**

700-702 Market Street  
Benton, PA 17814  
Benton Boro • Columbia County

**SATURDAY, APRIL 30<sup>TH</sup>**  
**9:00 AM** (Auction held on site)



— AUCTIONEER —

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

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

Follow us on



- Reserve Set to SELL!
- Let This Investment Pay For Itself!
- Fully Rented - Long Term Tenants
- Great Investment
- (2) - 2 Bedroom/1 Bath
- Many Updated Renovations
- 2% Realtor Participation Invited



**Directions:** From center of Benton, take Market Street towards Distillery Hill Road. Property will be located on the left.  
**Please watch for auction signs.**

**Dustin C. Snyder • 570.546.2231 • 570.441.9357 • [www.dustinsnyderauctioneer.com](http://www.dustinsnyderauctioneer.com)**

## PROPERTY DETAILS:

*Address:* 700-702 Market St.,  
Benton, PA 17814

*County:* Columbia

*Township:* Benton Boro

*Location:* Located on the  
outskirts of town

*Longitude/Latitude:*

41.1956174,-76.3891141

*Elevation:* 764'

*Deed:* 200002922

*Parcel:* 02-04-084-01

*Acres:* .77± Acres

*Zoning:* Residential

*School District:* Benton

*Taxes:* \$1,907

*Clean and Green:* No

## HOME DETAILS:

*Style:* 2 Story

*Age:* 1900 ±

*Sq. Footage:* 2,216 ±

*Septic:* Public

*Water:* Public

- Current tenants pay all electric and heating costs
- Seller pays sewer and water bills

## GARAGE/OUTBUILDING DETAILS:

- 22'x36' Block
- Needs some updating
- Many possible uses

## UNIT 1 DETAILS:

*Interior Details:*

- 2 Bedrooms
- 1 Bathroom
- Living Room
- Kitchen
- Dining Room

*Heat:* Electric

*Hot Water Heater:* Electric

*\*Currently rented to long term tenant who maintains lawn and flower beds*

## UNIT 2 DETAILS:

*Interior Details:*

- Completely Renovated
- 2 Bedrooms
- 1 Bathroom
- Living Room
- Kitchen
- Dining Room

*Heat:* Electric

*Hot Water Heater:* Electric

*\*Currently rented to great long term tenant*



Map is a guide only, not to scale.

**LET THIS  
INVESTMENT  
PAY FOR  
ITSELF!**



AUCTIONEER

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**Dustin C. Snyder**

529 North State Street • Millville, PA 17846

570.546.2231 • 570.441.9357

[www.dustinsnyderauctioneer.com](http://www.dustinsnyderauctioneer.com)

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

License #AY-002123

### 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 April 30, 2016 at 9:00 am.

**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 Ag Choice Farm Credit at 570-524-2204.

