

Real Estate Auction

265± ACRES LAND
VALUABLE QUALITY TIMBER

State Route 239/Mulholland Drive
Mocanaqua, PA 18655
Conyngham Twp • Luzerne County

SATURDAY, JULY 30TH
12:00PM (Auction held on site)



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

Follow us on



- Home/Cabin Site(s)
- Quality Oak and Variety Hardwoods
- Abundant Wildlife
- Susquehanna River Access/Nearby Lily Lake
- Meandering Stream
- Recreational Opportunities
- Subdivision Possibilities
- Conveniently Located to Wilkes-Barre/
Scranton/Bloomsburg



Directions: From Berwick, travel southwest to S Market Street. Turn left onto and continue following PA-93S. Keep left to continue onto River Road. Merge onto PA-239N. Turn right onto Pond Hill Road/Pond Hill Mountain Road. Turn left onto Mulholland Road.

Please watch for auction signs.

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

or log on to <http://265acretimberlandauction.com> to obtain Bidder's Packet, maps and to schedule a private tour

PROPERTY DETAILS:

Address: State Route 239/
Mulholland Drive, Mocanaqua,
PA 18655

County: Luzerne

Township: Conyngham

School District: West Nanticoke

Deed: 3006/10486

Parcel(s):

- 09-M4-A-1A
- 09-M5-A-31
- 09-N5-A-45A

Acres: 265±

Taxes: \$796.74

Location: Conveniently located between Bloomsburg and Wilkes-Barre, PA

Access: 2 entry points

- State Route 239 (Paved)
- Town Road 464 (Gravel) (Mulholland Drive)

LAND DETAILS:

Topography: Flat, rolling, sloping

Timber Resource: Diverse variety of hardwood timber; supports a variety of resources including acorn production for deer and

turkey; please see volume of timber spreadsheet below
Timber: Property has currently been managed for superior saw log yields; the current stand of timber makes for a wonderful investment in a property with a substantial return

Streams: Meandering spring fed stream runs through property

Hunting: Property hardwood resources, along with a year-round stream, make for a great opportunity to hold/manage

whitetails and other small game for your hunting/viewing pleasure
Fishing: Susquehanna River access allows for great Walleye and Bass fishing; public boat launch located in nearby Shickshinny or less than 1 mile to access Lily Lake (a 160 acre lake managed by PA Fish and Boat Commission for public fishing)
Clean and Green: Yes
OGM Rights: Sellers are conveying all Oil, Gas and Mineral Rights they own under the said property



FOR ADDITIONAL MAPS, PLEASE CALL DUSTIN

TIMBER ASSET CHART

TABLE KEY:

- A=Acres
- C=Cords
- S=MBF=Volume x 1,000 Board Feet

ASSET	UNIT	VOL	ASSET	UNIT	VOL	ASSET	UNIT	VOL
Land	A	265.44	Hardwood Pulpwood	C	3,538.46	Scarlet Oak Sawtimber	S	92.71
Aspen Sawtimber	S	36.40	Hemlock Sawtimber	S	61.41	Softwood Pulpwood	C	241.90
Basswood Sawtimber	S	25.20	Hickory Sawtimber	S	8.98	Sugar Maple Sawtimber	S	5.35
Beech Sawtimber	S	9.16	Misc. Hardwood Sawtimber	S	2.54	White Ash Sawtimber	S	15.86
Birch Sawtimber	S	33.79	Misc. Softwood Sawtimber	S	15.30	White Oak Sawtimber	S	221.58
Black Oak Sawtimber	S	78.72	Red Maple Sawtimber	S	32.90	White Pine Sawtimber	S	8.09
Chestnut Oak Sawtimber	S	92.92	Red Oak Sawtimber	S	220.20	Yellow Poplar Sawtimber	S	181.26



Real Estate It's What's For Sale!

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How to Buy at Auction:

1. Call and schedule a private tour
2. Log on and obtain bidders packet
3. Become preapproved at your bank
4. Arrive on auction day and bid comfortably

Registration: Any time or day prior to start of Auction on July 30, 2016 at 12:00 pm.

Terms and Conditions: Buyers to provide pre-qualification letter and registration as per terms of auction. A 3% Buyers Premium to be added to final bid price, and to be paid as part of purchase price. To be sold under owner's immediate confirmation. \$35,000 down in the form of cash, cashier or certified check, 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. Transfer tax to be split equally between Buyer and Seller.

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, sold as/is with no warranty expressed or implied.

Financing Available: Please contact a bank of your choice or contact Ag Choice Farm Credit at 570-524-2204.

