

# Real Estate Auction

242± ACRES • FARM • LAND  
PROPERTY TO BE  
OFFERED IN 4 OPTIONS

75 Magee Road  
Millville, PA 17846  
Madison Township • Columbia County

SATURDAY, MARCH 18TH  
12:00PM (Auction held on site)



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

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

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## OPTION 1



10± ACRES LAND • BUILDING LOT

## OPTION 2



123± ACRE FARM • HOME • OUTBUILDINGS

## OPTION 3



71± ACRES LAND • BUILDING LOT

## OPTION 4



38± ACRES LAND • BUILDING LOT

**Directions:** From Millville, at the 4-way stop take Route 254 West and travel for 2.3 miles. Turn right onto Magee Road and travel .4 miles to property location on the left and right. **Please watch for auction signs, as each lot is defined by signage.**

Dustin C. Snyder • Cell 570.441.9357 • [www.dustinsnyderauctioneer.com](http://www.dustinsnyderauctioneer.com) AY-002123 AU-005484

## OPTION 1: 10± ACRES LAND • BUILDING LOT



### PROPERTY DETAILS:

*Location:* Magee Road,  
Millville, PA 17846  
*Latitude:* 41.09982  
*Longitude:* -76.584936  
*Elevation:* 865 ft  
*Road Frontage:* 630± ft  
*Zoning:* Agricultural

*Taxes:* To be determined  
as property is currently  
assessed as a whole

### LAND DETAILS:

*Perc'd:* Perc'd for  
sandmound  
*Topography:* Flat to rolling  
*Tillable:* 5± Acres

*Wooded:* 5± Acres

### Soil Types:

- LpB2, Litz silt loam
  - WcF2, Weikert channery silt loam
- Clean and Green:* Yes

**Prime Location to Build  
Your Dream Home!**

## OPTION 2: 123± ACRE FARM • HOME • OUTBUILDINGS



### PROPERTY DETAILS:

*Address:* 75 Magee Road,  
Millville, PA 17846  
*Latitude:* 41.101712  
*Longitude:* -76.566853  
*Elevation:* 850 ft  
*Road Frontage:* 4,035± ft  
*Zoning:* Agricultural  
*Taxes:* To be determined  
as property is currently  
assessed as a whole

- LpB2, Litz silt loam
- LrD3, Litz and weikert shaly silt loams
- LrE2, Litz and weikert shaly silt loams
- WcC2, Weikert channery silt loam
- WcD2, Weikert channery silt loam
- WcF2, Weikert channery silt loam

### LAND DETAILS:

*Topography:* Flat to slightly rolling  
*Tillable:* 50± Acres  
*Wooded:* 65± Acres  
*Pasture:* 8± Acres  
*Soil Types:*

- BkB2, Berks shaly silt loam
- BkC2, Berks shaly silt loam

*Clean and Green:* Yes  
*Fencing:* High tensile fencing encompasses a majority of tillable and pasture land

### HOME DETAILS:

*Style:* Bungalow

*Age:* Built in 1900

*Square Feet:* 1,056± sqft

*Bedrooms:* 3

*Bathrooms:* 1

*Water:* Well

*Roof:* Metal/Shingled

*Exterior:* Vinyl Siding

*Septic:* On site

*Electric:* 100 amp

### MOBILE HOMES:

- 2 Pad sites are rented at \$150 each per month

### OUTBUILDINGS:

- Open Pole Shed: 30'x70'
- Bank Barn: 48'x78'
- Metal Pole Shed: 36'x76'
- Garage: 18'x24'
- Corn Crib



## OPTION 3: 71± ACRES LAND • BUILDING LOT



### PROPERTY DETAILS:

*Location:* Magee Road, Millville, PA 17846

*Latitude:* 41.04234

*Longitude:* -76.570723

*Elevation:* 855 ft

*Road Frontage:* 2,731± ft

*Zoning:* Agricultural

*Taxes:* To be determined as property is currently assessed as a whole

### LAND DETAILS:

*Perc'd:* Perc'd for sandmound

*Topography:* Rolling with steep woodland

*Tillable:* 43± Acres

*Wooded:* 28± Acres

### Soil Types:

- BkB2, Berks shaly silt loam
- HhB2, Hartleton channery silt loam
- LpB2, Litz silt loam
- LrD3, Litz and weikert shaly silt loams
- SdB2, Shelmadine silt loam
- WbB2, Watson silt loam
- WcD2, Weikert channery silt loam
- WcF2, Weikert channery silt loam
- WnA, Wiltshire silt loam
- WnB2, Wiltshire silt loam

*Clean and Green:* Yes

*Pond:* Springfed pond (approximately .5 acre)

## OPTION 4: 38± ACRES LAND • BUILDING LOT



### PROPERTY DETAILS:

*Location:* Magee Road, Millville, PA 17846

*Latitude:* 41.105631

*Longitude:* -76.573989

*Elevation:* 870 ft

*Road Frontage:* 1,559± ft

*Zoning:* Agricultural

*Taxes:* To be determined as property is currently assessed as a whole

### LAND DETAILS:

*Perc'd:* Perc'd for sandmound

*Topography:* Rolling

*Tillable:* 26± Acres

*Wooded:* 12± Acres

### Soil Types:

- BkB2, Berks shaly silt loam
- BkC2, Berks shaly silt loam
- WbB2, Watson silt loam
- WcF2, Weikert channery silt loam
- WnB2, Wiltshire silt loam

*Clean and Green:* Yes

## PROPERTY DETAILS:

Address: 75 Magee Road,  
Millville, PA 17846

County: Columbia

Township: Madison

School District: Millville

Deed: Part of 201401222

Parcel: Part of 21-20-0010200

Survey: Property was completely surveyed in 2016; all corners are marked  
Survey Map: For copy of survey map, please call auctioneer

Subdivision: Property was subdivided and approved by county and township December 2016

Zoning: Agricultural

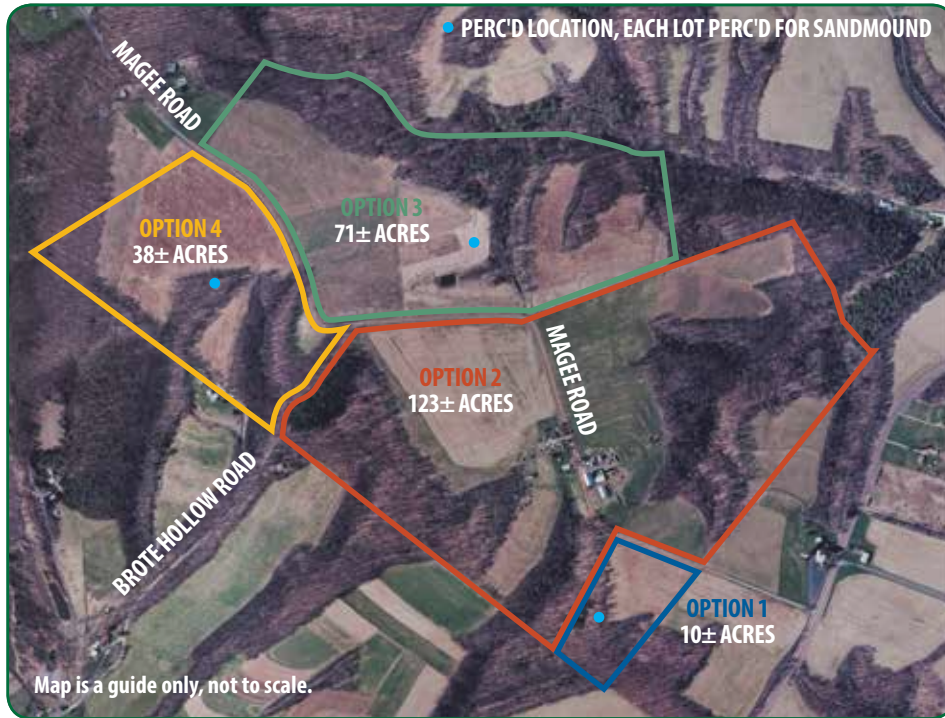
Taxes: School \$3,551.00,  
County \$838.15 (as a whole)

Clean and Green: Yes

Total Tillable: 125±

Total Wooded: 109±

Soil Types: For a complete copy of soil map, please call auctioneer



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**Dustin C. Snyder**

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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

**Realtor Participation:** 2% paid to Realtor/ Broker who registers successful high bidder.  
**Registration:** Any time or day prior to start of Auction on March 18, 2017 at 12:00pm.

**Terms and Conditions:** To be sold under owner's immediate confirmation. Option 1 \$7,000 down; Option 2 \$45,000 down; Option 3 \$25,000 down; Option 4 \$15,000 down. Downpayment in the form of cash, cashier or certified check, Dustin C. Snyder Escrow Account. No Buyer's Premium. Transfer tax to be split equally between buyer and seller.

**Offering of Parcels:** Each option will be offered multiple times before auction is ended.  
*Please note: Farm will not be offered in it's entirety.*

**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.

**Acreage:** Tillable and Wooded acreage is an estimate, it is not guaranteed as numerous field roads and waterways meander around property.

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

