

Real Estate Auction

PROPERTY TO BE
OFFERED IN 3 OPTIONS

51± ACRES • 5± ACRES • 9± ACRES

112 Eckroth Road/Dietterick Road
Bloomsburg, PA 17815
Orange/North Centre Twps • Columbia County

SATURDAY, APRIL 22ND
12:00PM (Auction held on site)



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

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Real Estate It's What's For Sale!

OPTION 1



51± ACRE FARM HOME • OUTBUILDINGS

- 3 Bedroom/1.5 Bath Farmhouse
 - 24'x50' Block, 2 Car Garage
 - 36± Acres Tillable
 - 12± Acres Wooded
- Flat to Slightly Rolling Topography
- Central Columbia School District
 - Minutes from Bloomsburg,
Danville and Berwick

OPTION 2



5± ACRES LAND BUILDING LOT

- Open/Tillable
- Excellent Homesite(s)
 - 360° Views
- Flat to Rolling Topography
 - Perc Test Coming Soon
- Central Columbia School District
 - Minutes from Bloomsburg,
Danville and Berwick

OPTION 3



9± ACRES LAND BUILDING LOT

- Wooded
- Excellent Homesite
 - Great Hunting
 - Vernal Stream
- Flat to Slightly Sloping Topography
- Central Columbia School District
 - Minutes from Bloomsburg,
Danville and Berwick

Directions: From Bloomsburg, travel Route 487 North approximately 3.2 miles. Turn right onto Fowlersville Road and continue to travel approximately 2 miles. Turn left onto Dietterick Hill Road and continue to travel to stop sign. Turn right and travel to property location.

Please watch for auction signs.

Dustin C. Snyder • Cell 570.441.9357 • www.dustinsnyderauctioneer.com AY-002123 AU-005484

OPTION 1: 51± ACRE FARM • HOME • OUTBUILDINGS

PROPERTY DETAILS:

Address: 112 Eckroth Road, Bloomsburg, PA 17815
County: Columbia
Township: North Centre
School District: Central Columbia
Deed: 424/0676
Parcel: 11-02-005-00,000
Zoning: Agricultural Preservation
Taxes: \$1,696.54±
Latitude: 41.060647
Longitude: -76.385371
Elevation: 1,030'

Road Frontage: 1,600'±

LAND DETAILS:

Topography: Flat to Slightly Rolling
Pasture: 3-4 Acres
Open/Tillable: 36± Acres
Wooded: 12± Acres
Clean and Green: Yes
OGM Rights: All of current owner's rights in, on and under convey

HOME DETAILS:

Style: 2 Story Farmhouse
Age: Built circa 1890

Square Feet: 1,600±

Bedrooms: 3
Bathrooms: 1.5
Heating: Oil, Hot Water Baseboard
Cooling: None
Water: Well
Septic: Conventional/On-site
Electric: 200 Amp
Exterior: Aluminum/Vinyl
Roof: Shingled
Interior: Drywall/Paneling
**For copy of seller disclosure, tax card or deed, please contact Dustin*

OUTBUILDING DETAILS:

- 28'x112' Machine Shed
- 12'x16' Milkhouse
- 20'x40' Open Shed
- 16'x26' Shed
- 14'x30' Block Building
- 24'x50' Block 2 Car Garage



OPTION 2: 5± ACRES LAND

PROPERTY DETAILS:

Address: Eckroth Road, Bloomsburg, PA 17815
County: Columbia
Township: Orange
School District: Central Columbia
Deed: 424/0676 Parcel 5
Parcel: 27-05-008-02
Zoning: Residential
Taxes: \$424.55±
Latitude: 41.060279
Longitude: -76.387500
Elevation: 1,050'
Road Frontage: 1,000'±

OGM Rights: All of current owner's rights in, on and under convey

LAND DETAILS:

Perc: To be conducted in Spring, prior to auction
Topography: Flat to Rolling
Open/Tillable: All of 5± Acres
Clean and Green: No

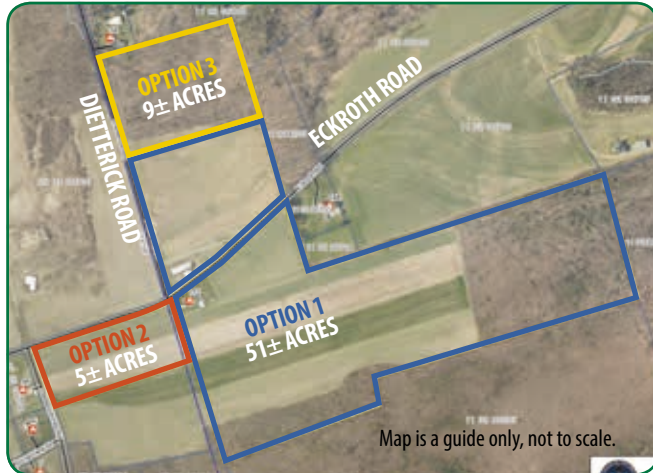
OPTION 3: 9± ACRES LAND

PROPERTY DETAILS:

Address: Dietterick Road, Bloomsburg, PA 17815
County: Columbia
Township: North Centre
School District: Central Columbia
Deed: 589/0916
Parcel: 11-02-005-01,000
Zoning: Agricultural Preservation
Taxes: \$439.55±
Latitude: 41.063457
Longitude: -76.386834
Elevation: 1,000'
Road Frontage: 400'±

LAND DETAILS:

Topography: Flat to Slightly Sloping
Wooded: All of 9± Acres
Streams: Vernal stream meanders through property
Clean and Green: No
OGM Rights: All of current owner's rights in, on and under convey



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

Realtor Participation: 2% paid to Realtor/Broker who registers successful high bidder.

Registration: Any time or day prior to start of Auction on April 22, 2017 at 12:00 pm.

Terms and Conditions: To be sold under owner's immediate confirmation. \$25,000 down for 51 Acre Option 1. \$7,500 down for 5 Acre Option 2. \$7,500 down for 9 Acre Option 3. Downpayment in the form of cash, cashier or certified check, Dustin C. Snyder Escrow Account. **Please note: Property will not be offered in its 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. 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.

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

Road Frontage: Road frontage is an estimated measurement from county GIS.

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

