

# Real Estate Auction

87± ACRES LAND  
HOME • BANK BARN • POND

26 Stanley Myers Road  
Muncy Valley, PA 17758  
Davidson Twp • Sullivan County

SATURDAY, MAY 13TH  
12:00PM  
(Auction held on site)



We would like to  
thank the owners for  
hiring our services.

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

*Absolute Auction - NO MINIMUM, NO RESERVE*  
*Sells to the Highest Bidder Regardless of Price*



- 2 Story Home
- Bank Barn
- 25± Open/Tillable Acres
- Excellent Hunting
- Spring-Fed Pond
- Minutes from Game Lands #13



**Directions:** From Muncy Valley, travel on Rt. 42 S and Rt. 220 S and continue 1.5 miles. Turn left on Rt. 42 S and continue 1.4 miles. Turn right onto Myers Road, property is located on left and right. **Please watch for auction signs.**

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

# SELLS TO THE HIGHEST BIDDER - *Regardless of Price*

## PROPERTY DETAILS:

**Address:** 26 Stanley Myers Road, Muncy Valley, PA 17758

*\*Note: Google maps list as Myers Road*

**County:** Sullivan

**Township:** Davidson

**School District:** Sullivan

**Deed:** 29/945

**Parcel(s):** 03-016-0090

**Acres:** 87±

**Taxes:** Approximately \$2,770

**Latitude:** -76.573140

**Longitude:** 41.318422

**Elevation:** 1,200± ft

**Clean and Green:** No

**OGM Rights:** Sellers are reserving all Oil, Gas and Mineral Rights in, on, under property unto heirs, successors and/or assigns

## LAND DETAILS:

**Topography:** Rolling to flat

**Open/Tillable:** 25± acres

**Wooded:** Property is diverse between hardwoods, overgrown field and swamp

**Ponds:** Property boasts spring-fed pond

**Wildlife Activity:** Signs of deer prevalent throughout property

**Hunting/Fishing:** A wonderful property to set up for a hunting camp or for a fine recreational piece

## HOME DETAILS:

**Style:** 2 Story

**Age:** Built circa 1880

**Square Feet:** 2,176±

**Bedrooms:** 5

**Bathrooms:** 1.25

**Heating:** Wood/Coal Forced Hot Air, Oil Forced Hot Air

**Cooling:** None

**Water:** Spring water, spring in basement

**Hot Water:** Electric

**Septic:** On-site

**Electric:** 60 amp

**Exterior:** Siding

**Roof:** Metal

**Basement:** Full

**Interior:** Paneling, Carpet, Vinyl

## First Floor:

- Pantry/Washer and Dryer
- Kitchen/Dining
- Summer Kitchen

## OUTBUILDING DETAILS:

**Bank Barn:** Structure appears to be sound, the roof needs repaired in a few sections



*\*Details and Information taken from tax card*



Map is a guide only, not to scale.



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

**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 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 May 13, 2017 at 12:00 pm.

**Terms and Conditions:** To be sold at absolute auction. \$25,000 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.

**Order of Sale:** Property will be offered multiple times during bidding process, taking recesses through bidding process.

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



*Knowing you makes the difference.*