

Real Estate Auction

285± ACRES

FARM & WOODED LAND

PROPERTY OFFERED IN 4 OPTIONS

Crawford Road & Ants Hill Road
Bloomsburg, PA 17815

SATURDAY, SEPTEMBER 9TH
1:00 PM

(Auction held on site of 66± acre parcel
located on Ants Hill Road/Rider Road)



Real Estate It's What's For Sale!

We would like to
thank Talen
Generation, LLC for
hiring our services.

Follow us on



OPTION 1

11± ACRES LAND • BUILDING LOT



OPTION 2

54± ACRES PRIME FARMLAND



OPTION 3

66± ACRES LAND • POND • BUILDING LOT



OPTION 4

154± ACRES LAND



PLEASE LOG ON TO WATCH OUR DRONE VIDEO TOUR

Directions: From Jerseytown, travel Route 44 North towards Exchange/Whitehall. Turn left onto Ants Hill Road, travel a short distance to property location of options 3 & 4. Travel a short distance further and turn left onto McCormick Road. Continue to property locations of options 1 & 2 on 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 AY-002123 AU-005484

OPTION 1: 11± ACRES LAND • BUILDING LOT



PROPERTY DETAILS:

Address: Crawford Road, Bloomsburg, PA 17815
County: Montour/Columbia
Township: Anthony/Madison
School District: Danville
Deed: 227/408 Tract #2
Parcel: Part of 1-7-80
Latitude: 41.091285
Longitude: -76.622071
Road Frontage: 950± ft
Taxes: \$446± for 66± Acres
Clean and Green: No

LAND DETAILS:

Perc'd: Property is currently being perc'd for a septic system
Topography: Rolling/Flat
Tillable: 7± Acres
Wooded: 4± Acres
Soil Types:

- Bd, Basher fine sandy loam
- BkB2, Berks shaly silt loam
- WcC2, Weikert channery silt loam
- WcD2, Weikert channery silt loam

Great location for your home or cabin!

Registration: Any time or day prior to start of Auction on September 9, 2017 at 1:00pm.

Terms and Conditions: To be sold under owner's immediate confirmation. \$6,000 down in the form of cash, cashier or certified check, Dustin C. Snyder Escrow Account. Subject to a reserve. 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: Land 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.

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

Deed: Please call Auctioneer to receive a copy of deed to view.

***Please call Auctioneer for sample sales agreement and escrow agreement.**

OPTION 2: 54± ACRES LAND



PROPERTY DETAILS:

Address: Crawford Road, Bloomsburg, PA 17815
County: Montour
Township: Anthony
School District: Danville
Deed: 227/408 Tract #1
Parcel: Part of 1-7-80
Latitude: 41.092345
Longitude: -76.624314
Road Frontage: 1,600± ft
Taxes: \$446± for 66± Acres
Clean and Green: No

LAND DETAILS:

Topography: Flat
Tillable/Pasture: 48± Acres
Wooded: 6± Acres
Soil Types:

- ArB, Alvira silt loam
- Bd, Basher fine sandy loam
- BkB, Berks channery silt loam
- Hv, Holly silt loam
- Hz, Holly silt loam
- ShA, Shelmadine silt loam
- WbA, Watson silt loam
- WbB, Watson silt loam

- WeC, Weikert channery silt loam
- WeD, Weikert channery silt loam

Prime parcel with flat topography for your hog, veal or poultry facility!

Registration: Any time or day prior to start of Auction on September 9, 2017 at 1:00pm.

Terms and Conditions: To be sold under owner's immediate confirmation. \$25,000 down in the form of cash, cashier or certified check, Dustin C. Snyder Escrow Account. Subject to a reserve. 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: Land 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.

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OPTION 3: 66± ACRES LAND • POND • BUILDING LOT



PROPERTY DETAILS:

Address: Ants Hill Road, Bloomsburg, PA 17815
County: Montour/Columbia
Township: Anthony/Madison
School District: Millville
Deed: 2001101916 Tract #3
Parcel: 21-03-010-00
Latitude: 41.099069
Longitude: -76.621234
Road Frontage: 3,700± ft
Zoning: Agricultural/None
Taxes: \$6,059 as 220± Acres
Clean and Green: No

LAND DETAILS:

Perc'd: Property is currently being perc'd for a septic system
Topography: Rolling/Flat
Tillable/Pasture: 40± Acres
Wooded: 15± Acres
Pond: A beautiful spring-fed pond full of fish, approximately 4± acres
Soil Types:

- BkB, Berks channery silt loam
- BkC, Berks channery silt loam
- BkB2, Berks shaly silt loam
- BkC2, Berks shaly silt loam

- SdA, Shelmadine silt loam
- SdB2, Shelmadine silt loam
- ShB, Shelmadine silt loam
- WbB, Watson silt loam
- WbB2, Watson silt loam
- WcD2, Weikert channery silt loam
- WeC, Weikert channery silt loam
- WeD, Weikert channery silt loam

Registration: Any time or day prior to start of Auction on September 9, 2017 at 1:00pm.

Terms and Conditions: To be sold under owner's immediate confirmation. \$30,000 down in the form of cash, cashier or certified check, Dustin C. Snyder Escrow Account. Subject to a reserve. 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: Land 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.

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

Deed: Please call Auctioneer to receive a copy of deed to view.

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OPTION 4: 154± ACRES LAND



PROPERTY DETAILS:

Address: Ants Hill Road/Rider Road, Bloomsburg, PA 17815
County: Columbia
Township: Madison
School District: Millville
Deed: 2001101916 Tract #1,2,4
Parcel: 21-03-010-00
Latitude: 41.099160
Longitude: -76.617470
Road Frontage: ??± ft
Zoning: Agricultural/None
Taxes: \$6,059 as 220± Acres
Clean and Green: No

LAND DETAILS:

Topography: Rolling/Flat
Tillable: 100± Acres
Wooded: 50± Acres
Soil Types:

- BkB, Berks channery silt loam
- BkB2, Berks shaly silt loam
- LpB2, Litz silt loam
- LpC2, Litz silt loam
- LrC3, Litz and weikert shaly silt loams
- Md, Middlebury silt loam
- SdA, Shelmadine silt loam
- WbB, Watson silt loam

- WbB2, Watson silt loam
 - WcC2, Weikert channery silt loam
 - WcD2, Weikert channery silt loam
 - WeD, Weikert channery silt loam
 - WmC2, Westmoreland silt loam
 - WnA, Wiltshire silt loam
 - WnB2, Wiltshire silt loam
- Access:** Property is subject to a deeded right of way to a property consisting of 5± acres not included in the auction

Registration: Any time or day prior to start of Auction on September 9, 2017 at 1:00pm.

Terms and Conditions: To be sold under owner's immediate confirmation. \$60,000 down in the form of cash, cashier or certified check, Dustin C. Snyder Escrow Account. Subject to a reserve. 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: Land will not be offered in it's entirety.*

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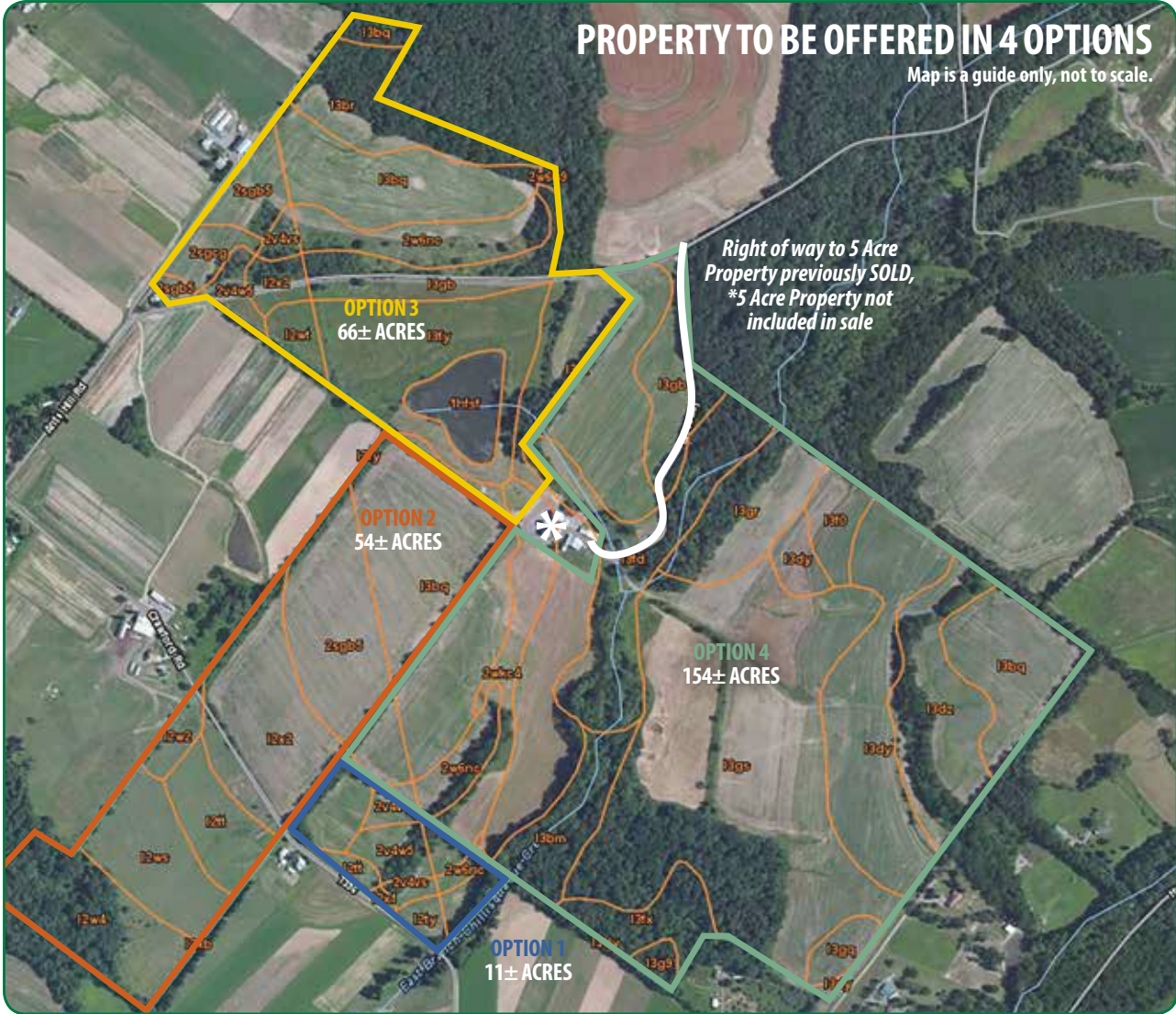
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Deed: Please call Auctioneer to receive a copy of deed to view.

***Please call Auctioneer for sample sales agreement and escrow agreement.**

PROPERTY TO BE OFFERED IN 4 OPTIONS

Map is a guide only, not to scale.



OPTION 1:
11± ACRES LAND
BUILDING LOT

OPTION 2:
54± ACRES PRIME
FARMLAND

OPTION 3:
66± ACRES LAND
POND
BUILDING LOT

OPTION 4:
154± ACRES LAND

**Properties are subject to the restriction that the properties shall not be developed for any use associated with the commercial generation of electricity as such use is strictly prohibited.*



Real Estate It's What's For Sale!

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