

Real Estate Auction

**78± ACRE FARM
HOME • BANK BARN
FARM LAND • WOODED LAND**

**765 Rushtown Road
Danville, PA 17821**

(Formerly addressed as 206)

Rush Twp • Northumberland County

**SATURDAY, OCTOBER 28TH
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.

Follow us on



- 40± Tillable Acres (Hartleton Soils)
- 35± Wooded Acres (Big Timber)
- 5 Bedroom/1.5 Bathroom Home
- Bank Barn/Machine Shed
- Excellent Hunting
- Panoramic Views
- Meandering Stream
- Minutes from Geisinger Medical Center



PLEASE LOG ON TO WATCH OUR DRONE VIDEO TOUR

Directions: From the intersection of Rt. 54 and Rt. 11 in Danville, PA, travel Rt. 54 towards Riverside. After crossing the Susquehanna River, veer right onto Sunbury Road and continue a short distance. Turn left onto Avenue G and continue traveling 3.3 miles. Turn left onto Rushtown Road and continue traveling 1.4 miles to property location on left and right. **Please watch for auction signs.**

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

PROPERTY DETAILS:

Address: 765 Rushtown Road,
Danville, PA 17821

County: Northumberland

Township: Rush

School District: Danville

Deed: 2473/793

Parcel(s): 043-00-038-027

Acres: 78±

Zoning: Agricultural

Taxes: \$2,445.00

Latitude: 40.896678

Longitude: -76.627346

Elevation: 892'±

LAND DETAILS:

Topography: Rolling to Flat

Open/Tillable: 40± Acres

Wooded: Approximately 35±
Acres

Timber Resource: Property
boasts a wonderful variety of
marketable timber of many
species ready to harvest

Soil Types:

- ArB, Alvira silt loam, 3 to 8 percent slopes
- ArC, Alvira silt loam, 8 to 15 percent slopes
- BkC, Berks channery silt loam, 8 to 15 percent slopes

- BkD, Berks channery silt loam, 15 to 25 percent slopes
 - HtB, Hartleton channery silt loam, 3 to 8 percent slopes
 - HtC, Hartleton channery silt loam, 8 to 15 percent slopes
 - WbC, Watson silt loam, 8 to 15 percent slopes
 - WeD, Weikert channery silt loam, 8 to 15 percent slopes
 - WkE, Weikert and Klinsville shaly silt loams, steep
- Streams:** A spring-fed stream meanders through wooded portion of property
- Hunting:** Property has many signs of deer and other wildlife throughout the wooded and tillable land
- Subdivision Potential:** With over 1 mile of road frontage, property lends itself to possible subdivision potential

HOME DETAILS:

Style: 2 Story Farmhouse

Age: Built in 1878

Square Feet: 2,496

Bedrooms: 5

Bathrooms: 1.5

Heating: Oil, Hot Water
Baseboard

Water: Drilled well with 2 additional hand dug wells

Septic: Conventional, tank with drainfield

Electric: 200 amp

Exterior: Vinyl/Brick (partial)

Roof: Shingled

Basement/Foundation: Stone

Garage: 26'x32', 3 Bay, Built in 1991

Interior: Hardwood/Carpet/
Vinyl Flooring

First Floor Details:

- Sun Room - 7'x21'
- Kitchen - 13.5'x17'
- Dining Room - 11'x13.1'
- Living Room - 17.1'x14.6'
- Family Room - 13.5'x17.6'
- Office - 7.6'x11.7'
- Three Quarter Bathroom
- Laundry

Second Floor Details:

- Bedroom 1 - 13.7'x15.2'
- Bedroom 2 - 13.1'x13.7'
- Bedroom 3 - 9.4'x19.1'
- Bedroom 4 - 11.9'x6.7'
- Master Bedroom - 10.4'x12'
- Bathroom

OUTBUILDING DETAILS:

Bank Barn: 28'x45', 2 Story,

Recently Wood Sided

Machine Shed: 20'x25'



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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 October 28, 2016 at 12:00 pm.

Terms and Conditions: To be sold under owner's immediate confirmation. \$50,000 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 January 12, 2018.

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.

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

