

# Real Estate Auction

**78± ACRES & 10± ACRES  
FARMLAND • HOME • BANK BARN**  
PROPERTY OFFERED IN 2 OPTIONS

326 Fairview Road  
Danville, PA 17821

Derry/Limestone Twp • Montour County

**SATURDAY, OCTOBER 6, 2018**  
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: 78± ACRES • FARMLAND



- 67± Tillable Acres
- Excellent Hagerstown and Eliber Soils
- Great Home Site
  - Perc'd
- Minutes from Turbotville/Washingtonville/Danville, PA

## OPTION 2: 10± ACRES • HOME • BANK BARN



- 2,302± SqFt, 2 Story Home
  - 4 Bedroom, 1.5 Bathroom
    - Brick Exterior
    - Open/Tillable
  - Hagerstown Soils
- Great for Pasture or Produce*

**Directions:** From Washingtonville, PA, travel Route 54 to Delong Road. Turn left and continue a short distance. Turn right and continue .25 mile to property location on right. **Please watch for auction signs.**

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

## PROPERTY DETAILS:

Address: 326 Fairview Road,  
Danville, PA 17821

County: Montour

Township: Derry/Limestone

Deed: 407/573

Parcel: 5-12-12

Acres: 88±

Survey: Entire property was surveyed.

Zoning: Agricultural

Taxes: \$2,894.56 in the entirety.

Latitude: 41.068203

Longitude: -76.695168

Elevation: 561'

Clean and Green: Yes

Seller Disclosure: Please call for a copy.

Oil, Gas, Mineral & Timber Rights:

All of sellers rights in, on and under convey with sale.

CRP: Buyer to assume

Conservation Reserve Program contract which expires on September 30, 2019. Buyer to collect proportionally to what they purchase at \$120.50 per tillable acre enrolled for the 2019 rental payment.

Subdivision: Property is being subdivided. Please note:

Boundary line to be marked by auction showing 10 acre parcel.

## OPTION 1 78± ACRE DETAILS:

School District: Danville

Frontage: Fairview Road,  
Danville, PA

Acres: 78±

Topography: Flat/Rolling

Open/Tillable: 67± Acres, Great

for Pasture or Produce/Row

Crops

Wooded: 10± Acres

Soil Types:

- Hagerstown Silt Loam
- Eliber Cherty Silt Loam
- Evendale Cherty Silt Loam
- Creamer Cherty Silt Loam
- Washington Silt Loam

Perc: Property is in the process of being perc'd for a septic system.

## OPTION 2 10± ACRE DETAILS:

School District: Warrior Run

Style: 2 Story

Age: Built circa 1900

Square Feet: 2,302±

Bedrooms: 4

Bathrooms: 1.5

Heating: Mini-Split Ductless,  
Electric Baseboard Propane Wall Unit

Cooling: Ductless Mini-Split

Water: Well

Septic: On-Site

Electric: 200 amp

Exterior: Brick

Roof: Metal

Basement: Concrete/Dirt Floor,  
Full Basement

Interior: Turn-Key Home

Appliances: Included in Sale

Bank Barn: 66'x40'

Milkhouse: 22'x16'

3 Bay Garage: 24'x40'

Swimming Pool: Above Ground

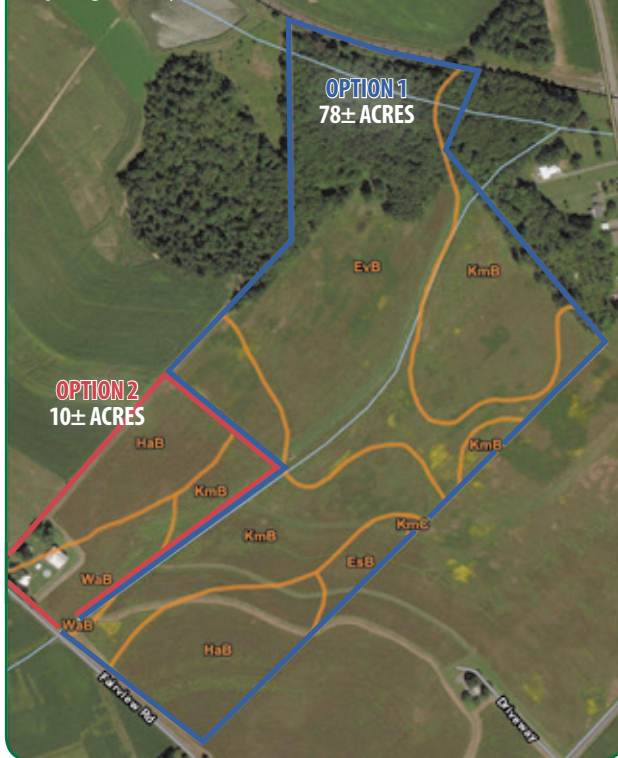
30' with Liner

Open/Tillable: 8± Acres

Soil Types:

- Hagerstown Silt Loam
- Creamer Cherty Silt Loam
- Washington Silt Loam

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 October 6, 2018 at 12:00 pm.

Terms and Conditions: Property to be only  
offered individually and to be sold under owner's  
immediate confirmation. \$30,000 down for  
Option 1: 78± Acres; \$20,000 down for Option 2:  
10± Acres, Home. Downpayment 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.

Subdivision: Sale is contingent upon seller  
successfully completing subdivision.

Closing: Closing on March 28, 2019.

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.

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

