

Real Estate Auction

104± ACRES LAND
RANCH HOME

79 Piper Road
Benton, PA 17814
Jackson Twp • Columbia County

SATURDAY, OCTOBER 20, 2018
12:00PM
(Auction held on site)



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

Follow us on



- Phenomenal Hunting
- 2 Bedroom, 1 Bathroom Ranch Home
- Great Road Frontage, Subdivision Potential
- Panoramic Mountain Views
- Reserve Set to SELL!
- All Oil, Gas and Mineral Rights Convey
- Marketable Timber



Directions: From Benton, PA travel north on Rt. 487. Turn left onto Waller Road and continue to travel 3.2 miles. Turn left onto Green Creek Road and continue to travel 1.6 miles. Turn right onto Piper Road, property will be 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: 79 Piper Road, Benton, PA 17814

County: Columbia

Township: Jackson

School District: Benton Area

Deed: 201800633

Parcel: 19-02-006-00,000

Acres: 103.69 Acres, Surveyed in April 2004

Zoning: Agricultural/Conservation

Taxes: \$2,784±

Latitude: 41.202673

Longitude: -76.441449

Elevation: 1,200'±

Frontage: Property fronts Old Green Creek Road and Piper Road.

Clean and Green: Yes

Oil, Gas, Mineral & Timber Rights:

All of seller's rights in, on and under property convey to buyer.

Easement: Property is subject to a Pipeline Easement of Record.

Please call for a copy.

Seller's Disclosure: Please call for a copy of Seller's Disclosure.

LAND DETAILS:

Property is diverse between woods and tillable land with great locations for food plots. Tillable land was previously enrolled in the CRP program. Natural high grasses make for great cover.

Topography: Rolling/Sloping
Wooded/Tillable: Property is mixed between wooded and tillable land. Woodland shows signs of marketable timber.

Soil Types:

- Hartleton Channery Silt Loam
- Weikert Channery Silt Loam

Hunting: Property is an excellent hunting/recreational parcel with a magnitude of bedding and cover for deer and turkey. Family has had great success harvesting deer and turkey over the years

HOME DETAILS:

Style: Ranch

Age: Built circa 1976

Square Feet: 1,176±

Bedrooms: 2

Bathrooms: 1

Heating: Oil, Hot Water Baseboard, Wood Fireplace

Cooling: Window Air Conditioner

Water: Well (Two wells service home.)

Septic: On-Site, 1,000 Gallon Concrete Tank

Electric: 200 Amp

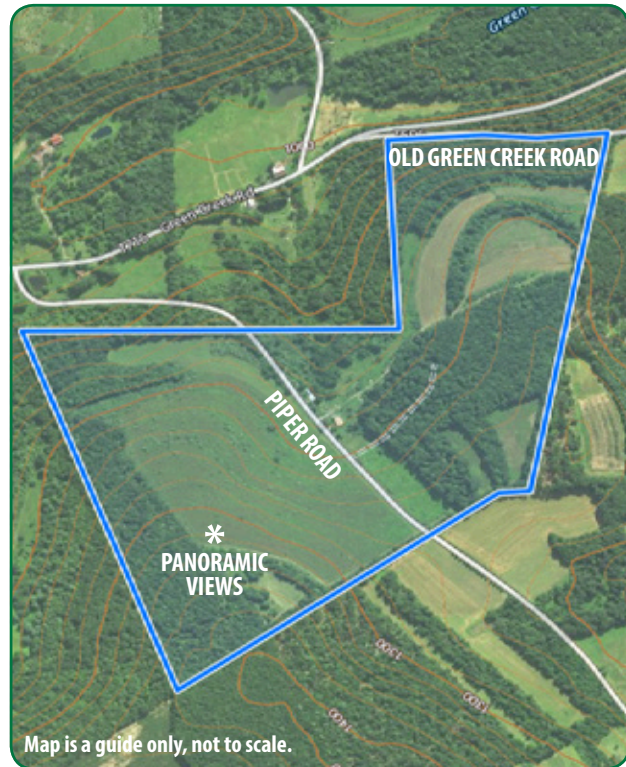
Exterior: Aluminum Sided

Roof: Metal

Basement/Foundation: Concrete Floor

Additional Mobile Homes: Two mobile homes are located on the property. A 14'x70' mobile home is in great condition and would serve as a great additional rental income or place for family. The other mobile home is in need of being torn down.

Additional Water Well/Septic: A drilled water well and septic is located on the property at the location of the mobile home that has not been occupied in many years.



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

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 20, 2018 at 12:00 pm.

Terms and Conditions: To be sold under owner's immediate confirmation. \$35,000 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.

Acreage: 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.

