

# Real Estate Auction

29± ACRES • HOME • BARN  
79± ACRES • LAND  
122± ACRES • LAND

PROPERTY OFFERED IN 3 OPTIONS

650 Starr Road, Muncy, PA 17756  
Franklin Twp • Lycoming County

SATURDAY, MARCH 30, 2019  
12:00PM

(Auction held on site)



Real Estate It's What's For Sale!

Property being offered in connection with Crawford Auction Company

Follow us on  

## OPTION 1: 29± ACRES



### Home • Bank Barn Outbuildings

- 3 Bedroom, 1.75 Bathroom Farmhouse
- 10± Acres Tillable/Pasture
  - CRP Income of \$157.07
- Per Enrolled Acre Until 9/30/22
  - East Lycoming Area School District
- Oil, Gas, Mineral and Timber Rights Convey

To view call Lorne Crawford  
570.412.6832

## OPTION 2: 79± ACRES



### Tillable Land • Wooded Land

- 20± Acres Tillable
- 60± Acres Wooded
  - CRP Income of \$157.07
- Per Enrolled Acre Until 9/30/22
- Oil, Gas, Mineral and Timber Rights Convey
- Perc'd for a Septic System

To view call Dustin Snyder  
570.441.9357

## OPTION 3: 122± ACRES



### Tillable Land • Wooded Land

- 70± Acres Tillable
- 50± Acres Wooded
  - CRP Income of \$157.07
- Per Enrolled Acre Until 9/30/22
- Oil, Gas, Mineral and Timber Rights Convey
- Perc'd for a Septic System

To view call Dustin Snyder  
570.441.9357

**Directions:** From Muncy, PA, travel on Route 442 for 10 miles. Veer left onto Sulky Road and continue to travel .25 mile. Turn left onto Funston Road and continue to travel 3.4 miles. Turn right onto Starr Road and continue to property location 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

## PROPERTY DETAILS:

*Address:* 650 Starr Road, Muncy, PA 17756

*County:* Lycoming

*Township:* Franklin

*School District:* East Lycoming Area

*Deed:* 9132/1041

*Parcel:* 13-376-118

*Acres:* 230±

*Zoning:* Agricultural Residential

*Taxes:* \$3,678 as the entirety of 230± acres

*Latitude:* 41.213945

*Longitude:* -76.595011

*Clean and Green:* Yes

*CRP:* Property is enrolled into Conservation Reserve Program. Contract at rental rate of \$157.07 per tillable acre until 9/30/22. Buyer to assume CRP Contract at time of closing. Payment to be pro-rated proportionally to what is purchased by Buyer. Seller to convey all rights under CRP Agreement to Buyer.

*Subdivision Survey:* Property is currently in the process of being surveyed, each option will be marked. Call for a map.

*Oil, Gas, Mineral & Timber Rights:* All of Seller's rights to Oil, Gas, Mineral and Timber, in, on and under property, convey to buyer.

*Seller Disclosure:* Please call for a copy.

## OPTION 1: 29± ACRE DETAILS

### LAND DETAILS:

*Acres:* 29± Acres Tillable/Pasture, A small portion is under CRP Agreement

### Soil Types:

- Alvira Silt Loam
- Berks Channery Silt Loam
- Hartleton Channery Silt Loam
- Watson Silt Loam

## HOME DETAILS:

*Style:* 2 Story Farmhouse

*Age:* Built in 1901

*Square Feet:* 2,248

*Bedrooms:* 3

*Bathrooms:* 1.75

*Heating:* Oil Hot Water/Outdoor Wood

*Water:* Spring and Drilled Well

*Septic:* On-Site

*Electric:* 100 amp

*Exterior:* Vinyl

*Roof:* Metal

*Basement/Foundation:* Full, Concrete Floor

## BARN & OUTBUILDING DETAILS:

- Bank Barn
- Several Good, Usable Outbuildings

## OPTION 2: 79± ACRE DETAILS

*Acres:* 79±

*Open/Tillable:* 20± Acres, Under CRP

### Soil Types:

- Alvira Silt Loam
- Berks Channery Silt Loam
- Hartleton Channery Silt Loam
- Watson Silt Loam
- Weikert Channery Silt Loam
- Weikert and Klimesville Shaly Silt Loam

*Perc:* Property is perc'd for a septic system.

## OPTION 3: 122± ACRE DETAILS

*Acres:* 122±

*Open/Tillable:* 70± Acres, Under CRP

### Soil Types:

- Alvira Silt Loam
- Berks Channery Silt Loam
- Hartleton Channery Silt Loam
- Watson Silt Loam

*Perc:* Property is perc'd for a septic system.



**Registration:** Any time or day prior to start of Auction on March 30, 2019 at 12:00 pm.

**Terms and Conditions:** Property to be only offered individually only and to be sold under owner's immediate confirmation. \$10,000 down for Option 1: 29± Acres; \$20,000 down for Option 2: 79± Acres; ; \$40,000 down for Option 3: 122± Acres. Downpayment in the form of cash, cashier or certified check, Dustin C. Snyder Escrow Account. 6% Buyer's Premium Charge, to be paid by purchaser as part of purchase price.

**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 or 30 days after final subdivision approval. Sale is contingent on subdivision approval. If subdivision is not approved by township/county, buyer deposit to be refunded in full.

**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 previous written and verbal information.

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



*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