

# Real Estate Auction

87± ACRES  
HOME • BARN • OUTBUILDINGS  
129± ACRES  
TILLABLE/WOODED LAND

669 Sulky Road and  
19 Ritter Ridge Road/Church Road  
Millville, PA 17846  
Franklin Twp • Lycoming County

SATURDAY, APRIL 27, 2019  
12:00 PM (Auction held on site)



Real Estate It's What's For Sale!

We would like to  
thank the owners for  
hiring our services.

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## OPTION 1: 87± ACRES

669 Sulky Road



### Home • Barn • Outbuildings

- 4 Bedroom/1.5 Bathroom Home
- 22± Acres Pasture (Hi-Tensile Fencing)
- CRP Income of \$147.12 Per Enrolled Acre  
for 37.9 Acres Until 9/30/26
- Former Levi Harner Harness Racing Farm
- All Oil, Gas, Mineral and Timber Rights Convey

**Directions:** From Millville, travel north on Rt. 42, staying straight onto Rt. 442. Continue traveling 3.1 miles making slight right onto Pine Summit Road. Continue traveling .3 mile, turning left onto Sulky Road. Travel .5 mile on Sulky Road to property location on right. **Please watch for auction signs.**

## OPTION 2: 129± ACRES

19 Ritter Ridge Road/Church Road



### Tillable/Wooded Land

- CRP Income of \$166.10 Per Enrolled Acre  
for 15.4 Acres Until 9/30/26
- Substantial Value in Marketable Timber
  - Phenomenal Hunting
  - Meandering Streams
- All Oil, Gas, Mineral and Timber Rights Convey

**Directions:** From Millville, travel north on Rt. 42, staying straight onto Rt. 442. Continue traveling 3.1 miles making slight right onto Pine Summit Road. Continue traveling .5 mile, keeping straight onto Church Road. Travel 1.3 miles on Church Road/Ritter Ridge Road to property location on left. **Please watch for auction signs.**

## OPTION 1: 87± ACRES PROPERTY DETAILS:

Address: 669 Sulky Road, Millville, PA 17846

County: Lycoming

Township: Franklin

School District: East Lycoming

Deed: 4660/0048

Parcel: 13-396-132

Acres: 87±

Zoning: Agricultural Residential District

Taxes: \$3,599.37

Elevation: 984'

## LAND DETAILS:

Topography: Rolling

Open/Tillable: 38± Acres

Pasture: 23± Acres in Hi-Tensile Fencing

Wooded: 25± Acres, with a nice stand of marketable timber

Clean and Green: Yes

CRP: \$5,576 Annual Payment until 9/30/26

CRP: \$690 Annual Payment until 10/21/21

OGM Rights: All Oil, Gas, Mineral and Timber Rights Convey

Driveway: Paved

## HOME DETAILS:

Style: 2 Story

Age: Built circa 1921 with addition built in 1978.

Square Feet: 2,474±

Bedrooms: 4

Bathrooms: 1.5

Water: Well

Septic: On-Site

Heating: Oil, Hot Water Baseboard in Kitchen and Living Room (New Furnace), Electric

Electric: 100 Amp

Exterior: Aluminum

Roof: Metal/Shingled

Interior: Home is graced with plank flooring. Kitchen has a large walk-in pantry and is open to living area.

Suite: Suite contains a dining room, bedroom and bathroom; could serve as a guest house, or in-law suite.

## OUTBUILDING DETAILS:

Garage: 2 Car Detached Garage, 24'x24', concrete floor, power, great workshop

Bank Barn: 64'x64', metal roof

Open Sided Shed: 32'x40'

Shed: 12'x25', metal roof

Run-In Shed: 20'x50', metal roof

Other: 3 Run-In Sheds

## OPTION 2: 129± ACRES PROPERTY DETAILS:

Address: 19 Ritter Ridge Road/Church Road, Millville, PA 17846

County: Lycoming

Township: Franklin

School District: East Lycoming

Deed: 4660/43

Parcel: 13-396-0114

Acres: 129±

Zoning: Agricultural Residential District

Taxes: \$451

Latitude: 41.191483

Longitude: -76.575115

Elevation: 1,080'

## LAND DETAILS:

Topography: Rolling/Flat

Open/Tillable: 15± Acres

Wooded: 114± Acres

Timber: A large stand of marketable timber with approximately six figures of timber value.

Stream: Property graced with meandering streams.

Hunting: Please check website for pictures of game. Property has been

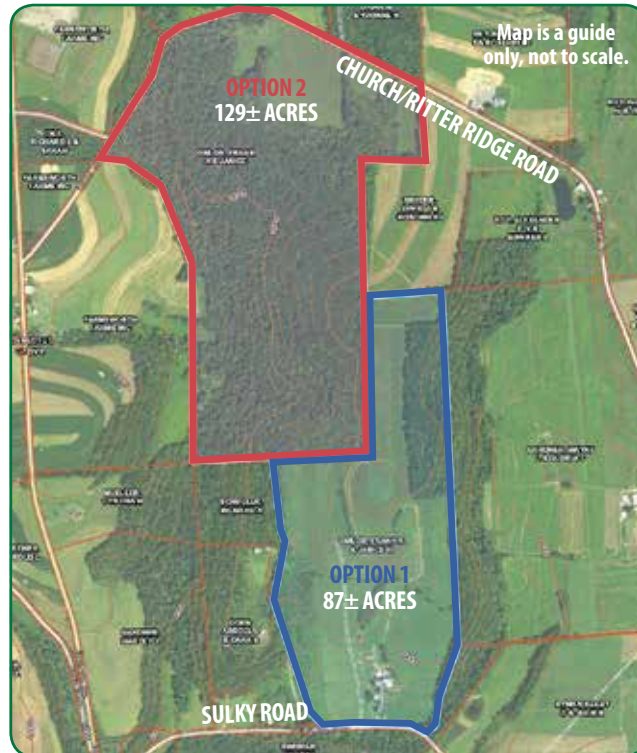
great for hunting with many nice whitetail deer.

Clean and Green: Yes

CRP: \$2,608 Annual Payment until 9/30/26

OGM Rights: All Oil, Gas and Mineral Rights Convey

Cabin/Home Site: Property boosts many wonderful locations to build a home or cabin.



*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

**Registration:** Any time or day prior to start of Auction on April 27, 2019 at 12:00 pm.

**Terms and Conditions:** Property to be only offered individually only and to be sold under owner's immediate confirmation. \$30,000 down for Option 1: 87± Acres; \$40,000 down for Option 2: 129± Acres. 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.

**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 previous written and verbal information.

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

**CRP/CREP Program:** Buyer to assume CRP/CREP Program at the time of closing.

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

