

Real Estate Auction

14± ACRE FARMETTE
HOME • POND • OUTBUILDINGS
22± ACRES LAND
38± ACRES LAND
72± ACRES LAND

6925 Rt. 42 Highway, Unityville, PA 17774
Jordan Twp • Lycoming County
Pine Twp • Columbia County

SATURDAY, APRIL 13, 2019 • 12:00 PM
PERSONAL PROPERTY TO BE
OFFERED AT 9:00 AM
(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  

OPTION 1



14± ACRE FARMETTE HOME • POND OUTBUILDINGS

- 2 Story Home
- 4 Bedrooms/2 Bathrooms
- Hardwood Plank Flooring
 - Spring-Fed Pond
- Hi-Tensile Fencing (Pasture)
- All Oil, Gas, Mineral and Timber Rights Convey

OPTION 2



22± ACRES LAND

- 7± Acres Open/Tillable
 - Wooded (Timber)
- Meandering Stream
 - Great Hunting
- Butternut Lane/Rt. 42 Road Frontage
- All Oil, Gas, Mineral and Timber Rights Convey

OPTION 3



38± ACRES LAND

- 16± Acres Open/Tillable
 - Excellent Hunting
 - Panoramic Views
 - Excellent Possible Home/Cabin Site
- Clyde Road/Rt. 42 Road Frontage
- All Oil, Gas, Mineral and Timber Rights Convey

OPTION 4



72± ACRES LAND

- 58± Acres Open/Tillable
 - Flat/Rolling Topography
 - Timber
- Rt. 42 Road Frontage
- All Oil, Gas, Mineral and Timber Rights Convey

Directions: From Millville, travel north on Rt. 42 for approximately 7.4 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

OPTION 1: 14± ACRE FARMETTE DETAILS

PROPERTY DETAILS:

Address: 6925 State Rt. 42,
Unityville, PA 17774
County: Lycoming
Township: Jordan
School District: East Lycoming
Deed: Part of 7040-0231
Parcel: Part of 23-377-0-0101
Acres: 14±
Zoning: Countryside District
Taxes: \$2,988 assessed with
72 acre parcel
Clean and Green: Yes
Pond: Approximately 2 Acre
Spring-Fed Pond

HOME DETAILS:

Style: 2 Story
Age: Built in 1860
Square Feet: 1,920±
Bedrooms: 4
Bathrooms: 2
Heating: Oil Hot Water
Water: Well
Septic: On-Site
Electric: 200 Amp
Roof: Metal

OUTBUILDING DETAILS:

• Pole building and machine
shed grace the property.

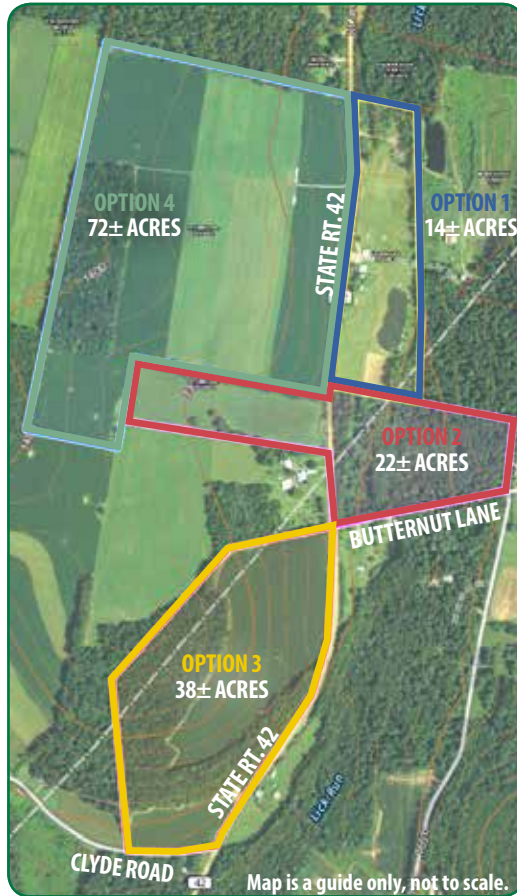
OPTION 2: 22± ACRES LAND DETAILS

PROPERTY DETAILS:

Address: State Rt. 42/
Butternut Lane, Unityville,
PA 17774
County: Lycoming
Township: Jordan
School District: East Lycoming
Deed: 3597/0088
Parcel: 23-377-0-0100
Acres: 22±
Zoning: Countryside District
Taxes: \$365.16
Latitude: 41.2194
Longitude: -76.5169
Elevation: 1,312'

Clean and Green: Yes
Open/Tillable: 7± Acres
Wooded: 15± Acres
Soils:

- Hartleton Channery Silt Loam
- Leck Kill Channery Silt Loam



OPTION 3: 38± ACRES LAND DETAILS

PROPERTY DETAILS:

Address: Clyde Road/State Rt.
42, Unityville, PA 17774
County: Columbia
Township: Pine
School District: Millville
Deed: 201408023
Parcel: 29-006-025-03
Acres: 38±
Zoning: Agricultural
Taxes: \$417.17
Latitude: 41.2132
Longitude: -76.518751
Elevation: 1,332'

Clean and Green: Yes
Open/Tillable: 16± Acres
Wooded: 18± Acres
Soils:

- Hartleton Channery Silt Loam
- Holly Silt Loam
- Watson Silt Loam

OPTION 4: 72± ACRES LAND DETAILS

PROPERTY DETAILS:

Address: State Rt. 42,
Unityville, PA 17774
County: Lycoming
Township: Jordan
School District: East Lycoming
Deed: Part of 7040-0231
Parcel: Part of 23-377-0-0101
Acres: 72±
Zoning: Countryside District
Taxes: \$2,988 assessed with
14 acre parcel with home and
buildings
Latitude: 41.2229
Longitude: -76.5195
Elevation: 1,387'

Clean and Green: Yes
Open/Tillable: 58± Acres
Wooded: 12± Acres
Soils:

- Hartleton Channery Silt Loam



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 13, 2019 at 12:00 pm.

Terms and Conditions: Property to be only offered individually only and to be sold under owner's immediate confirmation. \$20,000 down for Option 1: 14± Acres; \$10,000 down for Option 2: 22± Acres; ; \$20,000 down for Option 3: 38± Acres; \$25,000 down for Option 4: 72± 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.

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