

Real Estate Auction

SEALED BID

88± ACRE FARM
WORKING ORGANIC DAIRY FARM

1389 Millertown Road
Millville, PA 17846

Greenwood Twp • Columbia County

Sealed Bids Due to Auctioneer by
WEDNESDAY, JUNE 5, 2019
5:00PM (Eastern Time)

Bids to be opened at property location



Real Estate It's What's For Sale!

We would like to
thank Amos &
Sylvia Stoltzfus for
hiring our services.

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*Amish Country Farms Dairy Market and
Dairy Herd Also Available**

- 2 Story, 6 Bedroom/1.25 Bathroom Home
- Bank Barn Housing Both Heifers and Horses,
34 Tie Stalls, Milk House
- Machine Shed, Corn Crib, Silos
- 70± Tillable Acres
- Amish School House Located on Property



TO REQUEST A BID PACKAGE TO SUBMIT A SEALED BID:

Dustin C. Snyder, Auctioneer

529 North State Street • Millville, PA 17846

Directions: From Millville, travel Route 254 toward Rhorsburg. Turn right onto Millertown Road and continue to travel approximately 1 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: 1389 Millertown Road,
Millville, PA 17846

County: Columbia

Township: Greenwood

School District: Millville

Deed: Part of 201504496

Parcel: Part of 17-05-004-01

Acres: 88±

Zoning: Residential

Taxes: \$4,133

LAND DETAILS:

Clean and Green: Yes

Open/Tillable: 70± Acres

Pasture/Existing Hayfield:

Approximately 30± acres of the
70± acres tillable is used as hay or
rotational grazing.

Soils:

- Allenwood Silt Loam
- Alvira Shaly Silt Loam
- Berks Channery Silt Loam
- Hartleton Channery Silt Loam
- Shelmadine Silt Loam
- Watson Silt Loam
- Weikert Channery Silt Loam

Streams: A meandering stream
travels through the pasture land.

HOME DETAILS:

Style: 2 Story

Age: Built in 1863 with a large
addition in 2015

Square Feet: 2,192

Bedrooms: 6

Bathrooms: 1.25

Heating: Wood

Water: On-Site Well

Septic: On-Site

Exterior: Vinyl/Brick

Roof: Metal

Basement/Foundation: Stone

OUTBUILDING DETAILS:

• **Bank Barn:** Built in 2015, 34 Tie
Stalls, Heifer Barn, Horse Barn,
Milk House, 735 Gallon Bulk Tank

• **Machine Shed with Workshop:**
75'x30'

• **Corn Crib**

• **Silos:** 14'x60' and 12'x50'

MILK MARKET:

- Seller currently shipping
milk to Amish Country Farms.
- Dairy herd is available.



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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: Bids must be
received prior to the opening of
bids on June 5, 2019 at 5:00pm.
Call Auctioneer to request a
Sealed Bid Package.

Sealed Bid Details: Seller
reserves right to accept
or reject any and all bids
submitted by prospective
buyers. Being sold under
reserve and under sellers
confirmation.

Working Dairy Bids:
Excluding Cows, all dairy
equipment included. Specify
on bid if bid includes working
equipment for a turn-key
dairy.

Non-Working Dairy Bids:
Excluding cows and all dairy
equipment.

Seller Acceptance/Dedline:
Seller/Auctioneer will notify
Bidders within 3 days of sellers
decline/acceptance of bids
from June 5, 2019.

Terms and Conditions: To be
sold under owner's immediate
confirmation. \$15,000 down
in the form of cash, cashier
or certified check, Dustin C.

Snyder Escrow Account.

Contract: The successful
bidder will be required to
execute a sales agreement at
the time of down payment
delivery. Transfer tax to be
split equally between buyer
and seller.

Closing: Closing within 90
days from time of signing of
sales agreement, or at date
arranged by buyer and seller.

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.

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

