

Real Estate Auction

45± ACRES LAND
GREAT VIEWS

Winters Road
Orangeville, PA 17859
Greenwood Twp • Columbia County

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



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

Follow us on



- Excellent Location to Build Your Home or Cabin
- Great Views
- Stream Frontage
- Excellent Hunting
- Previously Perc'd
- *Reserve Set to SELL!*

Directions: From Orangeville, travel North on Route 487. Turn left onto Rhorsburg Road and continue to 4-way stop sign. At stop sign continue straight onto Route 254. Travel Route 254 to Winters Road on the left. Turn left and continue to property location on the left.
Please watch for auction signs.

Dustin C. Snyder • Cell 570.441.9357 • www.dustinsnyderauctioneer.com AY-002123 AU-005484

PROPERTY DETAILS:

Address: Winters Road, Orangeville, PA 17859
County: Columbia
Township: Greenwood
School District: Millville
Deed: 201407701
Parcel: 17-15-002
Acres: 455±
Zoning: Forest
Taxes: \$359.25
Clean and Green: Yes
Latitude: 41.148931
Longitude: -76.430099
Elevation: 745'

LAND DETAILS:

Map: Call, text or email auctioneer for a copy of map.
Topography: Rolling/Flat/
Sloping
Open/Tillable: 5-8 Acres
Wooded: 38-40 Acres
Streams: Property contains thousands of feet of Green Creek stream frontage.
Perc Location: Perc along top of property was completed in 2009. Location would great for building a home to enjoy great views of countryside.



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

Realtor Participation: 2% paid to Realtor/ Broker who registers successful high bidder.

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

Terms and Conditions: To be sold under owner's immediate confirmation. \$10,000 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.

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

