

Real Estate Auction

SATURDAY,
DECEMBER 5TH
2020
12:00 PM
(Auction held on site)

83± ACRE FARM AND
17± ACRES LAND
Cemetery Hill Road
Catawissa, PA 17820
Locust Twp • Columbia County

OPTION 1: 83± ACRE FARM

92 Cemetery Hill Road



- 4 Bedroom/1 Bathroom Farmhouse
- 71± Tillable Acres
- 10± Wooded Acres
- 2% Realtor Participation Invited

OPTION 2: 17± ACRES LAND

Cemetery Hill Road



- 9± Tillable Acres
- Could be a Great Possible Location to Build Your Dream Home
- 2% Realtor Participation Invited

**PROPERTY OPTIONS TO BE OFFERED
SEPARATELY AND NOT IN ITS ENTIRETY.**

Directions: From Catawissa, PA, travel on Route 42 towards Numidia. Veer right onto Cemetery Hill Road and to continue to land and farm location on the right. **Please watch for auction signs.**



Real Estate It's What's For Sale!

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

Dustin C. Snyder

Cell: 570.441.9357

www.dustinsnyderauctioneer.com

AY-002123 AU-005484

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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 December 5, 2020 at 12:00 pm.

Terms and Conditions: To be sold under executor's immediate confirmation. \$25,000 down for Option 1: 83± Acre Farm; \$10,000 down for Option 2: 17± Acres Land. 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 to take place on or before January 22, 2021.

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.



OPTION 1: 83± ACRE FARM PROPERTY DETAILS:

Address: 92 Cemetery Hill Road, Catawissa, PA 17820

County: Columbia

Township: Locust

School District: Southern Columbia

Deed: 201609423

Parcel: 20-04-005

Acres: 83±

Zoning: Rural Agricultural

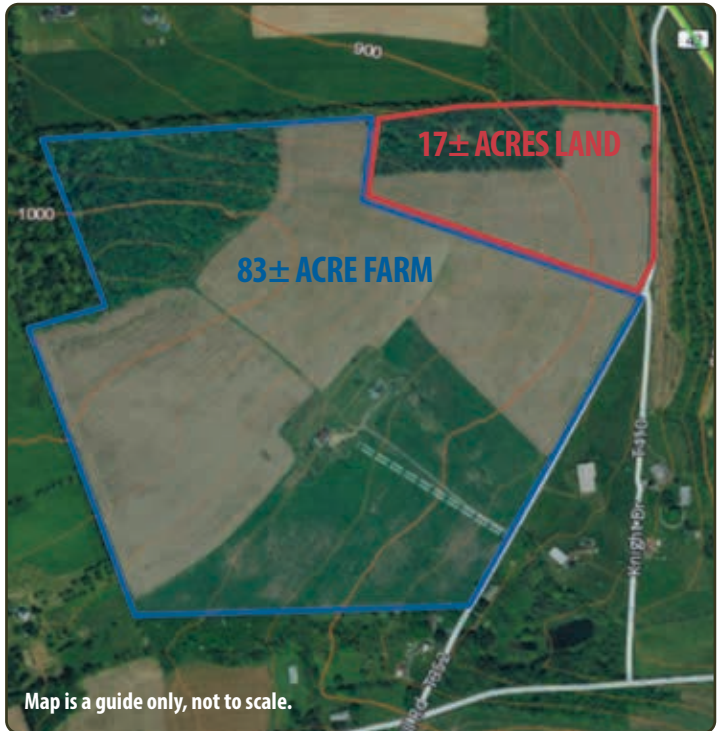
Taxes: \$2,708.33

Clean and Green: Yes

Open/Tillable: 73± Acres

Wooded: 10± Acres

Soil Types: Hartleton, Leckill, Shelmadine, Watson Soils. Please call Auctioneer for a copy of Soil Map and Tillable FSA Map.



Map is a guide only, not to scale.

HOME DETAILS:

Style: 2 Story Farmhouse

Age: Built Circa 1900

Square Feet: 1,938

Bedrooms: 4

Bathrooms: 1

Heating: Oil Hot Water (Newer Furnace)

Water: Springhouse

Septic: On-site

Electric: 200 amp

Exterior: Vinyl

Roof: Shingled

OPTION 2: 17± ACRES LAND PROPERTY DETAILS:

Address: Cemetery Hill Road, Catawissa, PA 17820

County: Columbia

Township: Locust

School District: Southern Columbia

Deed: 244/1197

Parcel: 20-04-007-00

Acres: 17±

Zoning: Rural Agricultural

Taxes: \$368.91

Clean and Green: Yes

Open/Tillable: 9± Acres

Soil Types: Hartleton, Leckill Soils. Please call Auctioneer for a copy of Soil Map and Tillable FSA Map.



Real Estate It's What's For Sale!

DUSTIN C. SNYDER, AUCTIONEER

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