

# Real Estate Auction

SATURDAY

MAY 7

2022

12:00 PM

(Auction held on site)

6± ACRES  
HOME • BANK BARN

2028 Hollow Road  
Catawissa, PA 17820  
Locust Twp • Columbia County



- 3 Bedroom/1 Bathroom Home
- Bank Barn
- Spring Fed Pond
- Meandering Stream
- Southern Columbia School District
- 2% Realtor Participation Invited

**Directions:** From Catawissa, PA travel on Route 42/Route 487 S. Continue on Route 42 S for 2.5 miles. Turn left onto Slabtown Road for and continue for .6 mile. Turn left onto Hollow Road and continue for .2 mile to home location on the right. **Please watch for signs.**



*Real Estate It's What's For Sale!*

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

**Dustin C. Snyder**

Cell: 570.441.9357

[www.dustinsnyderauctioneer.com](http://www.dustinsnyderauctioneer.com)

AY-002123 AU-005484

Follow us on  

## 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 May 7, 2022 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 June 22, 2022.

**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.



## PROPERTY DETAILS:

**Address:** 2028 Hollow Road, Catawissa, PA 17820

**County:** Columbia

**Township:** Locust

**School District:** Southern Columbia

**Deed:** 625/156

**Parcel:** 20-05-014

**Acres:** 6.8

**Survey:** Please call for a copy of survey map

**Zoning:** Low Density Residential

**Clean and Green:** No

**Taxes:** \$2,080.00

**Latitude:** 40.913570

**Longitude:** -76.418939

**Elevation:** 816'

## LAND DETAILS:

**Topography:** Rolling

**Wooded:** Approximately half of property is wooded

**Ponds:** Multiple spring fed ponds

**Streams:** Meandering stream

## HOME DETAILS:

**Style:** Farmhouse

**Age:** Built circa 1900

**Square Feet:** 1,548±

**Bedrooms:** 3

**Bathrooms:** 1

**Heating:** Oil (Forced Hot Air)

**Water:** Well

**Septic:** On-site with concrete tank

**Electric:** 200 amp

**Roof:** Metal

**Basement:** Partial dirt/concrete stone

## OUTBUILDING DETAILS:

• 28'x28' Two Story Bank Barn

• Perfect for animals



*Real Estate It's What's For Sale!*

## DUSTIN C. SNYDER, AUCTIONEER

1545 State Route 487 • Orangeville, PA 17859

[www.dustinsnyderauctioneer.com](http://www.dustinsnyderauctioneer.com)

**Dustin C. Snyder** AY-002123/AU-005484

**Owner, Broker, Auctioneer, Land & Farm Specialist**

**Cell:** 570.441.9357 • **Office:** 570.546.2231 ext. 1

**Email:** [dustinsnyderauctioneer@gmail.com](mailto:dustinsnyderauctioneer@gmail.com)