

Real Estate Auction

SATURDAY
JULY 8TH
2023

12:00 PM

(Auction held on site)

6± ACRES
FARMHOUSE • BANK BARN
POLE BUILDING

1369 Devitt Camp Road
Allenwood, PA 17810
Gregg Twp • Union County



- 4 Bedroom, 1.5 Bath Farmhouse
- Bank Barn
- Pole Building
- Natural Spring/Stream
- 2% Realtor Participation Invited

Directions: Across the road from the Dollar General in Allenwood, PA, take Devitt Camp Road 1.5 miles to the property location on the left. **Please watch for auction 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

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 July 8, 2023 at 12:00 pm.

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 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 August 25, 2023.

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. Being sold as is/where is.

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



PROPERTY DETAILS:

Address: 1369 Devitt Camp Road, Allenwood, PA 17810

County: Union

Township: Gregg

School District: Warrior Run

Deed:

- 204/622
- 110/875

Parcel(s):

- 003-069-062
- 003-069-060.1000

Acres: 6±

Taxes: \$1,912.00±

Latitude: 41.10195

Longitude: -76.92078

Elevation: 499'

HOME DETAILS:

Style: 2 Story Farmhouse with Front and Rear Porch

Age: Circa 1869

Square Feet: 2,002±

Bedrooms: 4

Bathrooms: 1.5, Half bath in need of being finished

Heating: Oil Hot Water Baseboard

Water: Well

Septic: On-site

Electric: 200 amp

Exterior: Vinyl/Wood

Roof: Metal

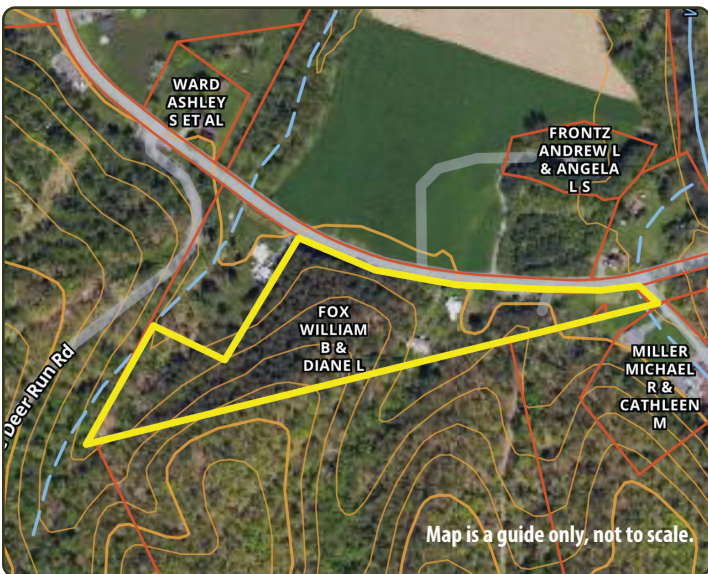
This spacious farmhouse offers an excellent opportunity to customize to suit your needs.

OUTBUILDING DETAILS:

Bank Barn: 2 Story Bank Barn, Offers a place for animals or storage

Pole Building: Great for storage, workshop or animals

All items remaining on property at the time of auction are included as part of purchase price.



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DUSTIN C. SNYDER, AUCTIONEER

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