

Real Estate & Personal Property Auction

SATURDAY
MARCH 23RD
2024

(Auction held on site)

2 STORY HOME ON 4.35 ACRES

41 Holmes Road
Stillwater, PA 17878
Huntington Twp • Luzerne County



Personal Property 10:00 AM
Real Estate 12:00 PM
Tractors/Truck 12:30 PM



HOME DETAILS:

- 2 Bedroom
- 1.5 Bath Home
- 30'x40' Pole Building
- Spring Fed Pond
- 4.35 Acres

**RESERVE
SET AT
\$195,000**



PERSONAL PROPERTY DETAILS/HIGHLIGHTS:

- 2004 Chevy Silverado
- John Deere 2305, 23HP, 4x4
- John Deere E110 Lawn Tractor
- and So Much More!



Directions: From Benton, PA travel route 239 for 6.6 miles, turn left onto Register Road, continue .3 miles, veer right onto Holmes Road, continue to property location on the right. **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

Please call or email for a Bidder's Packet which includes Seller Disclosure, Deed, Tax Card, Flyer and Survey.

Realtor Participation: 2% paid to Realtor/ Broker who registers successful high bidder prior to Auction Day, following the terms of Broker Participation Agreement.

Registration: Any day prior to start of Auction or on day of Auction March 23, 2024 at 12:00 pm.

Terms and Conditions: To be sold under owner's immediate confirmation. (Reserve \$195,000) \$15,000 down in the form of cash, cashier or certified check, written to 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. Being Sold As Is/ Where Is.

Closing: Closing to take place on or before May 3, 2024.

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:



Sharon Piccioni NMLS# 1090938
Senior Home & Land Loan Officer
Horizon Farm Credit • horizonfc.com
450 International Drive, Lewisburg, PA 17837
C: 717.514.4243 • O: 888.339.3334

Please call or log on for terms and conditions of personal property.

PROPERTY DETAILS:

Address: 41 Holmes Road, Stillwater, PA 17878

County: Luzerne

Township: Huntington

School District: Northwest

Taxes: \$1,235.00

Deed: 3007/278063

Parcel: 30-J2-00A-24B

Acres: 4.35, *Email for survey map

Pond: Spring Fed, Approximately 6-7' Deep

HOME DETAILS:

Style: 2 Story Home

Age: Built Circa 1930

Square Feet: 1,040±

Bedrooms: 2

Bathrooms: 1.5

Heating: Propane Forced Hot Air

Water: Well, *Optional Spring House

Septic: Gravity Sand Filter with At Grade Bed System (Installed in 2008)

Electric: 100 amp

Exterior: Stone/Vinyl

Roof: Standing Seam Metal Roof

OUTBUILDING DETAILS:

Pole Building: 30'x40' with Concrete Floor and Electric

Storage trailer and bedroom suite included in sale. The home and property have been well maintained!

PERSONAL PROPERTY DETAILS:

• 2004 Chevy Silverado 4 x 4 with 117,000 miles* • John Deere 23 hp 4 x 4, 550 hours, with 54 inch deck and hydraulic front plow HST* • tractor back blade • John Deere E110 lawn tractor with 42 inch deck • 14 foot rogue river canoe with bracket, electric motor, cushions, vests and title • two Champion generators, 3500 starting watts • 13.7 ft³ upright freezer • two Dyna Glow torpedo heaters • cast iron pans (some Griswold) • 5 Brick propane heater • 5 foot electric baseboard heater • Honda pressure washer, 2700 psi • two Black & Decker weed eaters • electric garden edger • Milwaukee heavy-duty

sawzall • five-in-one portable power pack • treadmill • Toro hand push mower • three burner gas grill • tractor garden cart • vacuum cleaners • electronics • water pump • floor jack • two 8 ft adjustable pole jacks with screws and plates • 24 ft and 32 ft extension ladders • 4 ft and 8 ft step ladders • wheelbarrow • grease guns • carpentry tools • masonry tools • drill bits • chisels • 100 ft and 200 ft tape measures • toolboxes • lawn and garden tools • shovels • rakes • hand tools • gas, diesel and kerosene fuel cans • propane tanks • bike rack for car • inflatable raft • two sets of golf clubs • dining room table and chairs • Pfaltzgraff Vintage Tea Rose set • cherry finish corner cabinet • cherry finish vanity • jewelry box and armoire • end tables • sofa • dual reclining loveseat • Smokey the Bear posters • and more items to be added...

**Subject to a very reasonable reserve*



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DUSTIN C. SNYDER, AUCTIONEER

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