

Real Estate Auction

SATURDAY
MAY 4TH
2024
12:00 PM

(Auction held on site)



60± ACRE FARM
HOME • OUTBUILDINGS

1045 Fowlersville Road
Berwick, PA 18603
North Centre Twp • Columbia County



- 2 Story Brick Home with In-Ground Swimming Pool
- 48'x60' Quonset Hut
- 40'x62' Bank Barn
- 41.5'x140' Block Building with 16'x52' Lean-to
- 42+ Tillable Acres
- Over 4,500± Ft of Road Frontage on Route 93, Fowlersville Road, Edwards Road and Golf Course Road

Directions: From Lightstreet, just off the Route 487/Interstate 80 interchange travel Route 487 north. At the second light, turn right onto Fowlersville Road. Travel 5.2 miles to property location on the right and left. **Please watch for auction signs.**




Dustin C. Snyder

Cell: 570.441.9357

www.dustinsnyderauctioneer.com

AU-005484

Follow us on  

I would like to thank the Longenberger family for hiring our services.

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: 1% paid to Realtor/Broker who registers successful high bidder.

Registration: Any time or day prior to start of Auction on May 4, 2024 at 12:00 pm.

Terms and Conditions: To be sold under trustee's immediate confirmation; subject to a reserve. \$50,000 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 July 19, 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. Being sold as is/where is.

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



PROPERTY DETAILS:

Address: 1045 Fowlersville Road, Berwick, PA 18603
County: Columbia
Township: North Centre
School District: Central Columbia
Deed: 20006638
Parcel: 11-07-004
Acres: 60±
Zoning: Village, Agricultural Preservation
Clean and Green: Yes
Taxes: \$4,970.59
Road Frontage: Over 4,500± ft of road frontage along Route 93, Fowlersville Road, Edwards Road and Golf Course Road

LAND DETAILS:

Tillable Acres: 42±
Soil Types: Please call for a copy of soil map

- Allis silt loam
- Calvin shaly silt loam
- Litz silt loam
- Litz and Weikert shaly silt loam
- Middlebury silt loam
- Papakating silty clay loam
- Tioga silt loam
- Washington silt loam
- Wiltshire silt loam

Farmland: In the event successful bidder/buyer is a farmer, buyer may farm land prior to closing under terms of agreement of sale.

HOME DETAILS:

Style: 2 Story Brick Home
Age: Built circa 1940
Square Feet: 2,520
Bedrooms: 5
Bathrooms: 1.5
Heating: Oil Hot Water
Water: Well
Septic: Conventional/On-site
Electric: 200 amp
Exterior: Brick
Roof: Shingled
Swimming Pool: 18'x36'
In-Ground Swimming Pool

OUTBUILDING DETAILS:

Quonset Hut: 48'x60'
Bank Barn: 40'x62'
Barn: 41.5'x140' with 16'x52' lean-to

**Personal Property: Any remaining items at closing, buyer will assume. Former railroad bed not owned, referenced on map.*



Real Estate It's What's For Sale!

DUSTIN C. SNYDER, AUCTIONEER

1545 State Route 487 • Orangeville, PA 17859
www.dustinsnyderauctioneer.com

Dustin C. Snyder AU-005484

Owner, Broker, Auctioneer, Land & Farm Specialist

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

Email: dustinsnyderauctioneer@gmail.com