Real Estate Auction

SATURDAY **MAY 4**^{тн} 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.**



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Dustin C. Snyder

Cell: **570.441.9357** www.dustinsnyderauctioneer.com AU-005484

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

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.

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.

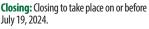
HOME DETAILS:

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.



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.









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@gmailcom