

Real Estate Auction

SATURDAY
APRIL 6TH
2024
12:00 PM

(Auction held on site)

2 STORY HOME
ON 2 ACRES

191 Deussen Drive
Bloomsburg, PA 17815
Montour Twp • Columbia County



- 2 Story Home with Many Recent Updates
- 4 Bedroom, 1.75 Baths
- Great Fixer-Upper or Flip Opportunity
- Beautiful Country Setting

Directions: From Bloomsburg, travel south on Route 11. Turn left onto Deussen Drive and follow to the top of the hill. Home is located on the left and garage 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

Realtor Participation: 2% paid to Realtor/ Broker who registers successful high bidder.

Registration: Any time or day prior to start of Auction on April 6, 2024 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 to take place on or before May 21, 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 Ag Choice Farm Credit at 570-524-2204.



PROPERTY DETAILS:

Address: 191 Deussen Drive, Bloomsburg, PA 17815

County: Columbia

Township: Montour

School District: Bloomsburg

Deed: 201801847

Parcel: 25-06-002-02

Acres: 2

Taxes: \$2,345

HOME DETAILS:

Style: 2 Story Home

Age: Built circa 1900

Square Feet: 2,324

Bedrooms: 4

Bathrooms: 1.75

Heating: Heat Pump

Cooling: Central Air

Water: Well

Septic: On-site

Electric: 200 amp

Exterior: Vinyl

Roof: Shingled

First Floor Room Details:

- Kitchen: 18.1'x15'
- Dining Room: 15'x12.6'
- Living Room: 15'x13.11'
- Family Room: 20'x10'
- Utility Room: 29'x9'

Second Floor Room Details:

- Bedroom 1: 15'x14'
- Bedroom 2: 15'x12'
- Bedroom 3: 10'x9'
- Bedroom 4: 15'x10'
- Full Bathroom: 9.9'x5.1'

OUTBUILDING DETAILS:

Barn: 40'x60'

Garage: 24'x40'

Shed: 20'x30'



Map is a guide only, not to scale.



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DUSTIN C. SNYDER, AUCTIONEER

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