Real Estate Auction

SATURDAY **APRIL 6TH**

(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

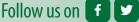
Directions: From Bloomsburg, travel south on Route 11. Turn left onto Deussen Drive and follow to the top of the hill. Home is located on the left and garage on the right. Please watch for auction signs.



Real Estate It's What's For Sale!

Dustin C. Snyder

(ell: 570,441,9357 www.dustinsnyderauctioneer.com AU-005484







HOW TO BUY AT AUCTION:

- **1.** Call and schedule a private tour
- **2.** Log on and obtain bidders packet
- **3.** Become preapproved at your hank
- **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'







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DUSTIN C. SNYDER, AUCTIONEER

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