

Real Estate Auction

SATURDAY
AUGUST 16TH
2025

(Auction held on site)

8± ACRE RANCH HOME
WITH POND

95 Five Points Road
Muncy, PA 17756
Lewis Twp • Northumberland County

Personal Property 10:00 AM
Real Estate 12:00 PM



- 3 Bedroom, 2.5 Bathroom Home
- 3 Bay Attached Garage
- Spring Fed Pond
- Ground Mounted Solar

Please call Dustin Snyder for a tour of home, floor plan, survey map or for any questions.

Directions: From Turbotville, PA, travel Route 54 west 1.8 miles, turn right onto Susquehanna Trail. Travel .7 mile, turn right onto Five Points Road. Continue to travel a short distance to property location on the left. **Please watch for auction signs.**



Real Estate It's What's For Sale!

We would like to thank the family of Donald Ale for hiring our 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, paid by Auctioneer.

Registration: Any time or day prior to start of Auction on August 16, 2025 at 12:00 pm.

Terms and Conditions: To be sold under owner's immediate confirmation. No Buyer's Premium, \$20,000 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 September 30, 2025.

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 (888)339-3334.



PROPERTY DETAILS:

Address: 95 Five Points Road, Muncy, PA 17756

County: Northumberland

Township: Lewis

School District: Warrior Run

Deed: 201013089

Parcel: 026-00-008-002-C

Acres: 8.17

Zoning: Agricultural

Taxes: \$3,513

HOME DETAILS:

Style: Ranch

Age: Built in 2011

Square Feet: 1,214±

Bedrooms: 3

Bathrooms: 2.5 (Half bath in basement)

Heating: Electric Heat Pump

Cooling: AC, New condenser in 2024

Hot Water: Electric

Water: Well

Septic: Sandmound

Electric: 200 amp

Roof: Shingled

Room Details:

- Dining Room: 10.3"x11.8"
- Living Room: 16.4"x11.6"
- Bedroom 1: 12.3"x13"
- Bathroom: Off of Bedroom 1
- Bedroom 2: 13"x9.10"
- Bedroom 3: 10"x10"

SOLAR DETAILS:

- Ground Mount
- Solar Array System with new inverter installed in 2024



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DUSTIN C. SNYDER, AUCTIONEER

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