

Real Estate Auction

**SATURDAY
JANUARY 17TH
2026
12:00 PM
(Auction held on site)**

**2 HOMES
PERFECT INVESTMENT
OPPORTUNITY**

**2974 & 2976 State Route 42
Millville, PA 17846
Greenwood Twp • Columbia County**



- Two Residential Homes
- Both Homes Sell Together
- Ideal Income-Producing Property
- Live In One Home, Rent the Other
- Reserve Set to Sell
- Millville Area School District

Directions: From Millville, travel north on Route 42, approximately 1 mile, to property location on the right. **Please watch for auction signs.**



DUSTIN C. SNYDER

AUCTIONEER

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. Obtain bidder registration information
3. Secure financing or funds
4. Arrive auction day and bid with confidence

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

Registration: Any time or day prior to start of Auction on January 17, 2026 at 12:00 pm.

Terms and Conditions: Both homes to be sold together. 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 February 27, 2026.

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. Property sells with reserve. 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.



HOME 1



HOME 1 DETAILS:

Address: 2976 State Route 42, Millville, PA

County: Columbia

Township: Greenwood

School District: Millville Area

Deed: 202409195

Parcel: 17-02B-2101

Acres: .33

Taxes: \$1,496

Year Built: 1927

Square Feet: 1,661

Bedrooms: 3

Bathrooms: 1

Heat & Hot Water: Oil

Water: Well

Sewer: Public

Electric: 200 Amp

Exterior: Vinyl

Roof: Metal

Foundation: Block/Stone

HOME 2 DETAILS:

Address: 2974 State Route 42, Millville, PA

County: Columbia

Township: Greenwood

School District: Millville Area

Deed: 202409195

Parcel: 17-02B-02102

Acres: .27

Taxes: \$990

Year Built: 1919

Square Feet: 1,184

Bedrooms: 4 (or 3 with office)

Bathrooms: 1.5

Heat & Hot Water: Oil

Water: Shared well with Home 1

Sewer: Public

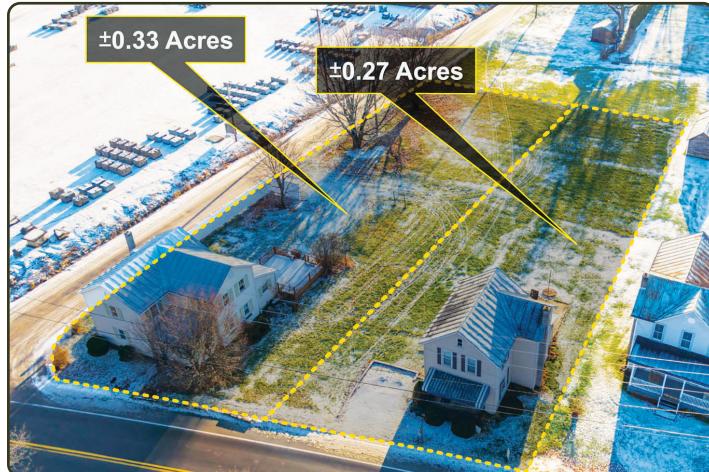
Electric: 200 Amp

Exterior: Vinyl

Roof: Metal

Foundation: Poured Walls

HOME 2



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DUSTIN C. SNYDER, AUCTIONEER

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