

# Real Estate Auction

**81± ACRES**  
**LAND • 2 STORY HOME**

**100 Winding Road**  
**Orangeville, PA 17859**  
**Fishing Creek Twp • Columbia County**

**SATURDAY, JUNE 16TH**  
**12:00PM**  
(Auction held on site)



I would like to  
thank the owners for  
hiring my services.

Follow us on



- Over 1,613' of State Game Land #55 Frontage
- Perc'd in Multiple Locations
- Surveyed and Subdivided
- Excellent Hunting
- Rental Income (*Home Rented at \$1,600 a Month with Lease until December 31*)
- Vast Amounts of Natural Stone

**Directions:** From Orangeville, PA, travel north on Route 487 for 3.8 miles. Turn right onto Winding Road and continue to travel .7 mile to property location on the right. **Please watch for auction signs.**

**Dustin C. Snyder • Cell 570.441.9357 • [www.dustinsnyderauctioneer.com](http://www.dustinsnyderauctioneer.com) AY-002123 AU-005484**

## PROPERTY DETAILS:

**Address:** 100 Winding Road,  
Orangeville, PA 17859

**County:** Columbia

**Township:** Fishing Creek

**School District:** Benton

**Deed:** 201602499

**Parcel:** 15-05-016-01

**Acres:** 81±

**Survey:** Property was recently surveyed into 3 Building Lots, Home on 1 acre, and 77 acres a residue, making it easy to sell off what you desire. Please call for survey map of lots and survey.

**Perc:** Each of the (3) 1 acre Building Lots are perc'd. Perc test on the 77 Acres was completed as well.

**Zoning:** None

**Clean and Green:** Yes

**Taxes:** \$2,099.33

**Latitude:** 4.106

**Longitude:** -76.351

**Elevation:** 655'

## LAND DETAILS:

**Topography:** Rolling

**Open/Tillable:** 8± Acres

**Wooded:** Approx 72± Acres

## HOME DETAILS:

**Style:** 2 Story

**Square Feet:** 1,722

**Bedrooms:** 4

**Bathrooms:** 1.5

**Heating:** Coal/Wood Stove,  
Oil/Coal Hot Water Baseboard

**Water:** Well

**Septic:** On-site, please call for a copy of recent inspection

**Electric:** 200 amp

**Exterior:** Vinyl

**Roof:** Shingled

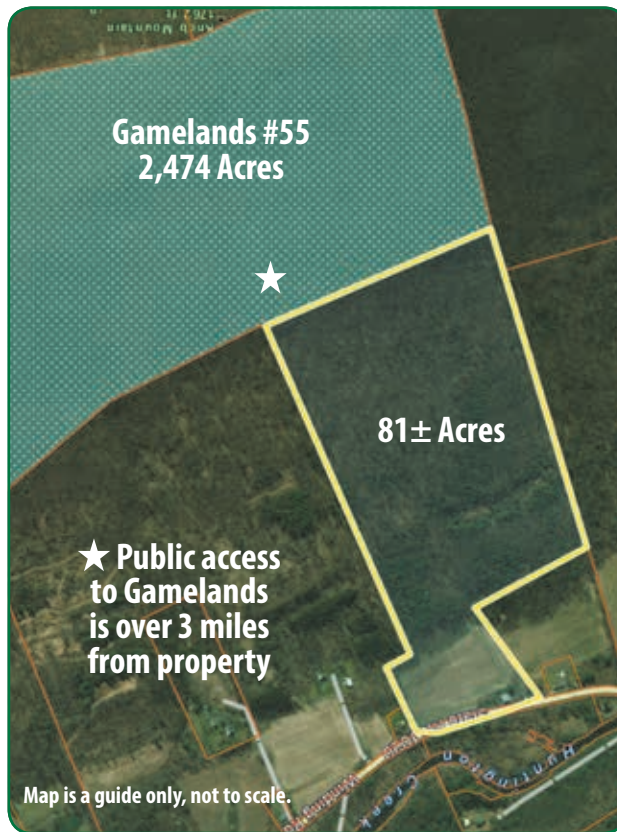
**Basement:** Partial, Concrete Floor

**Foundation:** Stone

**Interior:** Wide Plank Flooring,  
Carpet

**Fireplace:** Brick-Faced with  
Coal/Wood Stove

**Rental Income:** Home is currently rented for \$1,600 a month, lease conveys to buyer until December 31, 2018.



*Real Estate It's What's For Sale!*

**Dustin C. Snyder**

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License #AY-002123

### 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

**Registration:** Any time or day prior to start of Auction on Jun 16, 2018 at 12:00 pm.

**Terms and Conditions:** To be sold under owner's immediate confirmation. \$25,000 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 on or before 60 days.

**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.

**Financing Available:** Please contact a bank of your choice or contact Ag Choice Farm Credit at 570-524-2204.

