

Real Estate Auction

33.5 Acre Farm in Northumberland County, PA

Saturday, April 20, 2024 @ 12 PM

113 Hoch Rd. Dornsife, PA 17823



Township: Washington • **Taxes:** \$2089.00 • **Tax Parcel:** 059-00-097-089-1

Property Description: 33.5 Acre beautiful Farm in great condition, nestled in a peaceful valley with a small stream, mature landscaping, large brick farm house w/ summer kitchen, 24x48 4 - bay detached garage, 24x60 3 - bay shop with 8 - 5x8 run dog kennels, 38x40 w/ 5 - stall horse barn w/ 6 foot overhangs, 14x14 shed, 12x20 insulated shed, 13 acres tillable with half currently in pasture, additional 6 acres in pasture, 13 acres in woodland with small stream, food plot and great hunting, Brick house has an eat-in kitchen, living room, 4 - bedrooms, 2 1/2 bathrooms, mudroom, office, full basement, attic, nice front and back porch.

Note: Farm was previously a deer farm with some deer fencing still in place. Great opportunity to purchase a farm in great condition and located in a peaceful valley in a great area of Northumberland. You don't want to miss this opportunity. Sellers are looking to relocate and motivated to sell.

Open House Dates: Sat., April 6, 2024 (10am-12pm) & Sat, April 13, 2024 (10am-12pm)

Terms: \$35,000 down payment is required day of auction. Buyer to pay 2% Realty Transfer Tax,

Auctioneer: Kore Fisher (717) 587-2539 • **Attorney:** Joseph Kerwin (717) 362-3215



1% Broker Participation offered to Realtors with a successful buyer, pre-registered 72 hours prior to auction. Terms day of auction supersede all marketing material, For additional pictures go to; fisherauctions.net or auctionzip.com ID# 50522



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