

Real Estate Auction

48 Acre Farm w/ 3 - Bedroom House

Saturday, June 8, 2024 @ 12 PM

2125 Church Rd. Sunbury, PA 17801



Township: Lower Augusta • **Taxes:** \$4650.00 • **Tax Parcel:** 028-00-063-D-005

Property Description: 48 acre farm with southern exposure and great scenic views, located in a quiet valley of Northumberland County with a 3 bedroom house. Home has an open floor plan, eat-in kitchen w/ large island, 1st floor master bedroom, propane heat, central air, large wrap around deck, 2 - propane fireplaces, finished basement, 40'x148' insulated building w/ 26'x68' horse barn area w/ 6 - 12'x13' stalls, 13'x60' 15 run dog kennel area, heated floors, 16'x40' storage room, 8'x8' walk-in cooler, large garage doors w/ auto openers, electric and water, 30'x40' shop w/ heat & electric, 18'x32' heated dog kennel building w/ 12 dog runs. Property has 2 strong wells, 500 gal propane tank, 3 separate electric services, 4 acres pasture, 10 acres tillable fields, approx. 29 acres woodland w/ small stream, great deer and turkey hunting.

Open House: May 18, 2024 (10am - 12pm) & May 25, 2024 (10am - 12pm).

Terms: \$75,000 down payment is required day of auction. Buyer to pay 2% Realty transfer tax, Settlement within 60 days.

For: Henry, Ruth & Aaron Stoltzfus • **Auctioneer:** Kore Fisher (717) 587-2539 • **Attorney:** Joesph 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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Auction For:
 Henry & Ruth Stoltzfus
 Aaron Stoltzfus

