

# Public Real Estate Auction

## 296 +/- Acre Farm Auction

### 5 Bedroom, 2 Bath Farmhouse

### 9 Tax ID Numbers

**Amazing  
Opportunity!**

**Auction Date: Saturday Nov. 14th, 2020 @ 11:00 a.m.**

**315 Bonnieville Rd., Stillwater, PA 17878  
Huntington Twp. Luzerne County**

**Open House—Saturday Oct. 31, 2020 11:00—1:00**

**Hershey Auction  
LLC, Lic # AY002156**

**Thomas Hershey, Lic# AU005962,  
Auctioneer of Record**

**TomH@HersheyFarmAgency.com**

**[www.HersheyAuctionLLC.com](http://www.HersheyAuctionLLC.com)**



**Tom Hershey 610-209-7096**

**99 +/- Acres Tillable**

**197 +/- Acres of Woodland**

**Currently Used for Organic Grasses ~ Open & Wooded**



**5 BR, 2 Bath Farmhouse  
Baseboard Hot Water Oil Heat  
Private Well, On Site Septic**



**Barn, Old Sawmill, Sheds**



**Northwest Area  
School District**

**20 miles to Millville PA  
21 miles to Bloomsburg PA  
25 miles to Wilkes-Barre PA**

**More Pics & Land Info**

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### Luzerne County, Huntington Twp.

**Hershey Auction LLC**

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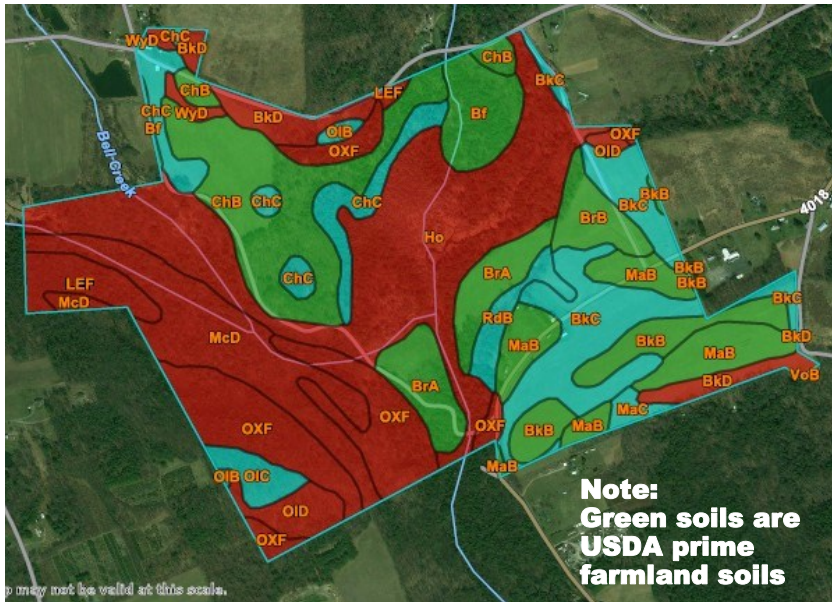
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**Directions: Rt 409 to Right on Bonnieville**

**2 Hour 40 Min. to NYC**



**Soil Types:**

**BkC**

Bath channery silt loam,  
8 to 15 percent slopes

**ChB**

Chenango gravelly loam, 3  
to 8 percent slopes

**McD**

Mardin channery silt loam, 8 to  
25 percent slopes, very stony

**Ho**

Holly silt loam

**MaC**

Mardin channery silt loam,  
8 to 15 percent slopes

**OXF**

Oquaga and Lordstown ex-  
tremely stony silt loams  
steep

**99 +/- Tillable Acres**  
**197 +/- Wooded Acres**

**Real Estate Taxes**  
**\$2760**

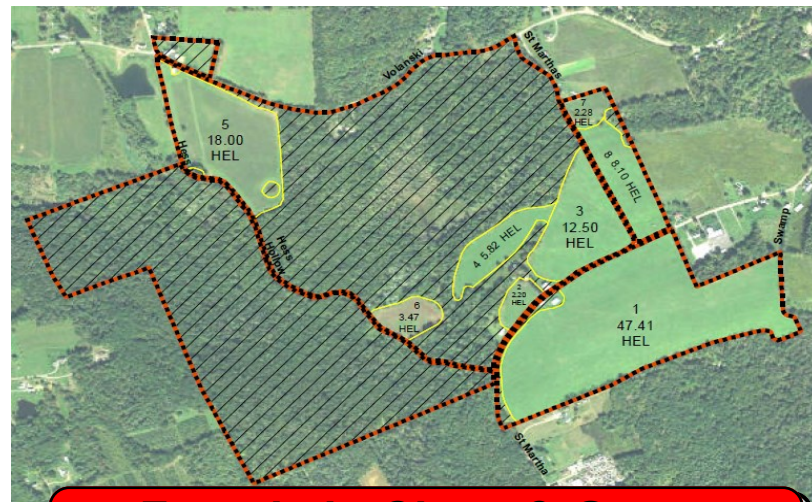
**Tax ID#'s**

- 19-11-00A-011—27 Acres
- 19-11-00A-012—15 Acres
- 19-12-00A-28A—1 Acres
- 19-J1-00A-004-001—11 Acres
- 19-J1-00A-015—20 Acres
- 30-J1-00A-007—28 Acres
- 30-J1-00A-046—26 Acres
- 30-J2-00A-001—144 Acres
- 30-J2-00A-037—24 Acres

**This property is not preserved and is ideal for development. Plenty of road frontage. Please ask Huntington Township Zoning Officer with any development questions.**

- Terms: \$25,000 down in the form of a certified check made out to: Hershey Auction LLC
- 60 Day Settlement
- Sold with a Clear / Clean Title
- To be sold under Seller's immediate confirmation.
- 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.
- Sold As Is / Where Is
- Transfer Tax paid by Buyer
- No Buyer's premium!
- Real estate taxes prorated to settlement
- All verbal information on day of sale takes precedence over any written information.
- Buyer is permitted, at request, prior to auction do any testing as long as testing is done by a licensed insured company at Buyer's expense.
- Seller & Auctioneer not responsible for accidents

**NOTE: All information regarding property for sale is deemed from reliable sources. However, no warranty is made by seller or auctioneer.**



**Farm is in Clean & Green Property is not Preserved**

**Ag Zoning**  
**Development Potential**

**Includes Gas, Mineral & Oil (GMO's) Rights**

**More Pics & Info**