

-Smithville/New Providence area-

# PUBLIC AUCTION

## VALUABLE REAL ESTATE

Tuesday, June 18, 2019 @ 6:00 pm

Location: 90 Miller Road | Willow Street PA 17584



### 7 Bed, 4.5 Bath House W/In-law Quarters - 80' x 50' Bank Barn/Shop - Sheds – 26 +/- Acres

**Real Estate:** Large 2 sty dwl. w/eat-in kitchen/dining room area w/fireplace, living/family rm, laundry, 1/2 bath & master bdrm w/whirlpool tub, walk-in closet & fireplace all on 1st floor. 2nd floor contains a living rm, 2 bdrms, 2 baths (1 bdrm has a bonus rm & private bathroom). 3rd floor has 2 bdrms and some attic storage space. In-Law Quarters has Kitchen/dining/living rm area (new kitchen in '13) 1 bdrm, 1 bath on main floor & 1 bdrm in finished basement. Many updates in the last few years include new roof, new siding, new in-floor heat, skylights w/auto openers, new septic system in the last 10 years. **Outbldgs:** New in 2006 is a 50' x 80' 2 story bank barn w/several large box stalls & tack room in lower level. 2nd floor has drive-in access and lots of potential for many business types such as woodworking, manufacturing, construction or storage. Steel beams & solid wood floors make too much weight a non-issue. This space was originally used as a rec room/basketball court and could be used as that again. Other improvements with this property include 10x12 run-in shed, 8x12 chicken coop shed, spring house & a 260 watt solar system w/inverter & battery bank installed last year. Property has endless possibilities and could be used as a place of business, horse or grazing farm or produce farm (approx 10 acres tillable w/potential to lease more from the neighbor).

**Auctioneers Note:** A one of a kind property that is quiet & secluded but only minutes from Rt 272. Abundance of wildlife on this property where it is nothing unusual to see deer and turkeys. Seller bought another property in Northumberland County and is SERIOUS about selling. Come prepared to buy.

**Attention Realtors:** Seller is offering broker compensation. Call auctioneer for details

Terms:  
\$50,000.00 down day of sale

Settlement within 60 days

Open House Dates:  
Thursday, May 23 @ 5-7pm  
Saturday, June 8 @ 1-3pm  
or by appointment

Sellers:  
Isaac S & Marian R King  
Attorney:  
Kling & Deibler Attorneys

**Auctioneers:**  
Leon Stoltzfus (484.868.4023)  
Christian Stoltzfus



SEE REVERSE  
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DETAILS



**House Room Sizes**

Kitchen/Dining 32 x 17 Living Rm 27 x 15 Laundry 7 x 14 Bedroom 14 x 14 Bedroom 14 x 15  
 Bedroom 11 x 9 Bedroom 16 x 8 Bedroom 16 x 8 Upstairs Living Rm 14 x 13

**In-Law Quarters Room Sizes**

Kitchen/Dining/Living Room 25 x 18 Bedroom 12 x 16 Bath 9 x 6 Basement W/Bedroom 40x20

**Property Info**

Type: 3 Sty Farmhouse  
 Construction: Stone/Vinyl  
 Roof: New shingles  
 Condition: Recent remodel  
 Flooring: Hardwood/Carpet/Linoleum  
 Bedrooms: 7 (Includes in-law)  
 Baths: 4.5 (Includes in-law)  
 Laundry: Yes/1st floor  
 Fireplace: Yes/ 2 fireplaces  
 Heating: Radiant in floor  
 Heat source: DS wood/coal boiler  
 Solar System Included: Yes  
 Bank Barn/Shop: Yes/ 50x80  
 Run-In Shed: Yes/10x12  
 Chicken coop/shed: Yes 8x12  
 Windows: some windows are new  
 Basement: Yes/Unfinished  
 Lots size 26 +/- Acres  
 Terms: \$50,000.00 down  
 Possession: 60 days or before  
 Water: On-Site well  
 Septic: On-Site Septic  
 Zoning: AG  
 School District: Solanco  
 Taxes: \$3200.00 (Clean & Green)



