

PUBLIC Auction

**TUESDAY, APRIL 6
at 5:00 PM**

In Richfield Turn South off SR 35 onto Seven Stars Road, Travel Approx. 1/2 Mile to 467 Seven Stars Road, Richfield, West Perry Twp., Snyder Co., Pa.

78 Acre Snyder Co. Farm & Woodland

PARCEL #1: 45+ ACRE FARM

45+ Acre Farm Consisting of a 2 Story Vinyl Sided Farm House. 3 Bedrooms. Remodeled Eat-In Kitchen w/Oak Cabinets & Bar Area. Oak Trim & Oak Laminate Flooring. Side Porch off of Kitchen. Living Room. South Family Room w/Plenty of Natural Light to enjoy Quietness and Breathtaking Sunrises. Laundry on First Floor. 2 Full Baths. Carpet Throughout. Oil Furnace. Metal Roof. Cemented Basement. Original House is Log. New Well. Standard Septic. 2 Car Cement Block Garage. Springhouse w/Spring Fed Water. Meandering Stream. A Well-Maintained Bank Barn. Private Stunning Lane Approach to the Farm on a Macadam Driveway. For Inspection Call: 570-539-2208 or 570-850-4444.

Terms: \$10,000 down, balance in 60 days. Prospective buyer may conduct various testings at their expense prior to sale day. No Buyers Premium.

PARCEL #2: 32+ ACRES OF WOODLAND

32+ Acres of Woodland. Ideally Located along Potato Valley Road. This Property has Unlimited Possibilities for Hunters, Outdoor Enthusiasts or Anyone Looking to Expand their Horizons. Logging Investors this is a Dream Come True. Offering a Great Recreational Property w/Abundant Wildlife. Timber on Woodland is

Estimated at: 56% Chestnut & White Oak, 30% Red/Black & Scarlet Oak, 14% Miscellaneous. **Last Timbered 85 years ago.**

Terms: \$10,000 down, balance in 60 days. Prospective buyer may conduct various testings at their expense prior to sale day. No Buyers Premium. **Parcels 1 & 2 will be offered individually or in their entirety.**



Earl & Lorraine Renninger

Attorney: Antonio Michetti, 570-286-9999
Auctioneer: Lori Hess Lauver, AU-002854-L, 570-966-2512
Robert Leitzel, 570-850-4444, AU-002062

Complete Listings & Photo's Available at
auctionzip.com ID# 2399 or GoToAuction.com ID#4215

Owners & Auctioneers Not Responsible for Accidents

All Verbal Information Day of Auction Takes Precedence Over Written Advertisement

This Auction is being held in compliance with Covid 19/CDC Guidelines. Everyone should take precautions to protect your personal safety and that of others.

HESS'S
AUCTIONEERING

