

PUBLIC AUCTION

4 BEDROOM HOUSE, BARN & SHOP ON 9+/- ACRES
SATURDAY NOVEMBER 2, 2024 @ 12:00 NOON

LOCATION: 3459 MILE HILL ROAD, SUNBURY PA 17801



THIS PROPERTY IS CONVENIENTLY LOCATED 5.5 MILES OUTSIDE SUNBURY PA. IN UPPER AUGUSTA TWP, NORTHUMBERLAND COUNTY, SHIKELLAMY SCHOOL DISTRICT, WITH EASY ACCESS TO MAJOR ROADWAYS. SITUATED ON 9+ ACRES, THE STONE FARMHOUSE IS WELL BUILT AND FEATURES OLD WORLD CRAFTSMANSHIP. DEEP WINDOW SILLS AND EXPOSED STONE WALLS MAKE THEIR PRESENCE KNOWN THROUGHOUT THE HOME. SEVERAL FIREPLACES AND BUILT-IN CABINETS GRACE THE INTERIOR OF THE ROOMS. THIS 4 BEDROOM HOME WITH 2 FULL BATHROOMS IS READY FOR THE NEXT FAMILY. THE HOME FEATURES 2 LARGE FAMILY ROOMS, A NICE KITCHEN WITH PINE CABINETRY AND A LARGE STONE FIREPLACE, AND ALL YOUR MODERN-DAY APPLIANCES. A SUNROOM WAS ADDED IN 2012, AND FEATURES GREAT VIEWS OVER THE PROPERTY THROUGH ITS LARGE VINYL WINDOWS. THE SUNROOM HAS BUILT-IN STORAGE SHELVING AND CABINETS, MAKING THIS A ROOM TO BE SHARED YEAR-AROUND BY ALL. THE HOME IS HEATED WITH AN OIL HOT FORCED AIR FURNACE, AND THE PROPERTY HAS ITS OWN WELL AND SEPTIC. WITHIN THE 9 ACRES, THIS PROPERTY HAS AN ORCHARD AND POND, A LARGE TIMBER-FRAME BANK BARN AND A POLE BARN SHOP. A SHARED DRIVEWAY ENTERS THE PROPERTY CROSSING OVER A CREEK. FOR MORE DETAILS CALL THE

AUCTIONEER BRIAN @ (717) 587-5105

OPEN HOUSES: October 12 & 19 1-3 PM OR BY APPOINTMENT

****PLEASE CHECK OUR WEBSITE FOR MORE PHOTOS AT WWW.OBAUCTIONEER.COM ****

AUCTIONEER NOTE: This would make a great investment or a nice summer retreat. Come prepared to bid, as the current owner is ready and motivated to sell.

Terms By: John Malcolm, Ann Malcolm, & Rebecca Malcolm-Naib



Terms: 10% Down payment on the day of auction, settlement in approx. 60 days; After Jan. 1, 2025

RHP LAW GROUP LLC- KEN POTTER ATTORNEY 1-888-505-6115



BL OBERHOLTZER AUCTION
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