

# PUBLIC AUCTION

7 BEDROOM VICTORIAN HOME, ON 10+/- ACRES  
SATURDAY NOVEMBER 2, 2024 @ 12:00 NOON

LOCATION: 3457 MILE HILL ROAD, SUNBURY PA 17801



THIS PROPERTY IS CONVENIENTLY LOCATED ON THE OUTSKIRTS OF SUNBURY PA. IN UPPER AGUSTA TWP, NORTHUMBERLAND COUNTY, SHIKELLAMY SCHOOL DISTRICT. WITH EASY ACCESS TO MAJOR ROAD WAYS. SITUATED ON 10 ACRES, THIS WELL BUILT VICTORIAN HOME FEATURES CRAFTSMANSHIP THROUGHOUT. CUSTOM WOODWORK TRIM AND A GRAND ENTRANCE WAY MAKE THEIR PRESENCE KNOWN THROUGHOUT THE HOME. HARDWOOD FLOORS GRACE THE INTERIOR OF THE ROOMS, AS WELL AS FIREPLACES IN MOST ROOMS. SERVANTS QUARTERS FEATURE THE LARGE HEARTH COOK AREA. FULL LENGTH WINDOWS IN THE GREAT ROOM ALLOWS PLENTY OF SUNLIGHT IN THE ROOM. THIS 2 1/2 BATH AND 7 BEDROOM HOME IS READY FOR THE CARE OF A CRAFTSMAN TO BRING IT BACK TO ITS FULL LUSTER. THE HOME FEATURES BEDROOMS WITH GREAT VIEWS, STAIN GLASS WINDOWS AND HARDWOOD FLOORS. A BALCONY ALLOWS FOR SOME RELAXING QUIET TIME AND FEATURES GREAT VIEWS OVER THE PROPERTY. THE HOME IS HEATED WITH AN OIL HOT WATER FURNACE (WHICH NEED REPAIR), PROPERTY HAS ITS OWN WELL AND SEPTIC. 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](http://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 RHP LAW GROUP LLC- KEN POTTER ATTORNEY 1-888-505-6115

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

BL OBERHOLTZER AUCTION  
SERVICE LLC.  
AY-002435

33 Malsnee Road  
Reinholds, PA 17569

Phone: 717-587-5105  
E-mail: [obauctioneer@gmail.com](mailto:obauctioneer@gmail.com)



Auctioneers: Brian L. Oberholtzer AU-005951 Jordan Martin AA-019691