

# NORTHUMBERLAND COUNTY FARM AUCTION

Saturday, Dec 7, 2024 @9:00 AM Real Estate @12:00  
85 Acre Farm • Tillable & Woodland  
Tractors • Farm Equipment

4208 Snyderstown Rd, Danville, PA 17821 – Shamokin TWP



**Directions: From Sunbury take Snyderstown Rd East to property on the right. Watch for signs!**

Beautiful 85-acre Northumberland County crop farm located between Elysburg & Sunbury. Property has approximately 55 tillable acres & remaining in woodland. Woodland has not been timbered recently. An older farmhouse and car port sit on the north side of the property. Home is serviced by onsite septic and well, and fuel oil hot water heat. This stunning acreage spans along Snyderstown Rd with rolling topography and some gorgeous views. An electric line & pipeline easement go through a portion of the property. Located within 10 min of Danville, Elysburg, & Sunbury. Do not miss this farm!

**Open House Dates:** Monday November 4 from 1:00 PM-3:00 PM

Saturday November 16 from 10:00 AM-12:00 PM

**Terms:** \$50,000 deposit day of auction. Buyers pays 2% transfer tax. Settlement by February 5, 2025, or before.

**Annual Taxes:** \$2278 (property is not enrolled in Clean & Green)

**For more information or private showing contact Jake Yoder @ 717-513-5386 or Matt Bergey @ 570-412-0304.**

**Equipment List Coming Soon!**



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**Auctioneers:** Jake Yoder AU #005851

Ph. (717)-513-5386

Matt Bergey AA #019473

Ph. (570)-412-0304

**Seller:** Janet Lindenmuth





Aerial is deemed to be accurate but not guaranteed. This is not a survey

For more information, pictures and forms go to: [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) or [www.GoToAuction.com](http://www.GoToAuction.com)

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