

BRADFORD COUNTY REAL ESTATE AUCTIONS-LIVE

SATURDAY, December 13, 12:00 NOON

36 +/- Acres, Farmhouse, 2 Large Barns

3544 Sheshequin Road, Towanda, Pa. 18848

Bid Online Now thru: Saturday, December 13 at 12 pm

Or LIVE Saturday December 13 at 12:00 noon

2 Story remodeled Farmhouse on 37+/- ac. With 2 lg. barns, RV pad. Approx. 2,100 sq. ft home. Fully remodeled. Home: Open kitchen, dining/living room layout w/ propane fireplace. Laundry room w/ wash/dryer. First floor bath with handicap accessible shower, Upstairs: 3 Bedrooms, full bath. Front porch/patio. Concrete basement/cellar. In floor radiant heat, propane & outdoor wood burners. 2 drilled wells, New windows. RV Pad w/ electric & water hookup.

FARM BUILDINGS: Barn 1-44 Tie stalls, 38 standing stanchions, 6 Lg. pens(15/x25'), partial pipeline system, barn cleaner, Lg. silo w/ unloader. Barn 2-2 Story approx.. 150-x50', concrete floor, pens, grain feeders, barn cleaner. Approx. 14,800 sq. ft. combined barn space. NO GOM. Sheshequin Twp. Parcel: 38060.00043005000. Athens School District.

TERMS: \$50,000.00 down at conclusion of bidding, balance due upon delivery of deed within 45 days. 3% Buyers Premium will be added to the sale price. Closing within 50 days of the auction. Any other terms or conditions, announced auction day.

INSPECTIONS: Sat. Nov. 22, 12:00 pm-2:00 pm, Sat. Nov. 29, 12:00 pm-2:00 pm
Sat. Dec. 6, 12:00 pm-2:00 pm, Fri. Dec. 12, 3:00-4:00 pm

Shamrock Auction Svc. LLC

Auctioneer: Jerry Burke & Family AU-116-L

150 Years Auction Experience

Phone: 570-869-1982, 570-362-0057

Email: shamroc1@epix.net

Brian Burke Auctions

Brian Burke AU-003255L

570-767-2278

info@BrianBurkeAuctions.com

10+ ACRE REAL ESTATE AUCTION-LIVE

Saturday, December 13, 12:00 NOON

Real Estate located: 5191 Sheshequin Rd. Towanda, Pa.

Real Estate consists of 10+ acres of vacant land with a 50' right of way off Sheshequin Rd. In Clean/Green. DMP # 38-060.00/044, Deed Bk/Pg 202204750 Bradford Co. Courthouse. Land located near 36 Ac. Farm being offered at auction same day. NO GOM

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Sat. Dec. 6, 12:00 pm-2:00 pm, Fri. Dec. 12, 3:00-4:00 pm

TERMS: \$5,000.00 down at conclusion of bidding, balance due upon delivery of deed within 50 days. Any other terms or conditions, announced auction day.

**** Auctions will be held at Wyoming County Fairgrounds
9141 US6, Meshoppen, Pa. ****

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Attorney: Jim Pruyne