

REAL ESTATE AUCTION



ROAN Inc.



THE ORIGINAL ROAN AUCTIONEERS OF REAL ESTATE & CONTENTS

3530 Lycoming Creek Rd. Cogan Station, PA 17728

NOT AFFILIATED OR TO BE CONFUSED WITH: MICHAEL ROAN AKA ROAN REAL ESTATE

REAL ESTATE AUCTION



TO BE HELD ON-SITE AT: 485 FAIRFIELD CHURCH ROAD, MONTOURSVILLE, PA 17754

SATURDAY, JUNE 8TH 2019 @ 6:00 PM

**LYCOMING COUNTY / FAIRFIELD TWP
MONTOURSVILLE SCHOOL DISTRICT**

**1.10 ACRES * 4 BEDROOM / 1.5 BATHROOM HOME * 1,602 SQFTLA
DETACHED TWO-CAR GARAGE W/ CARPORT AND
DETACHED ONE-CAR GARAGE W/ HEATED WORKSHOP**

**NO BUYER'S PREMIUM
2% REALTOR PARTICIPATION INVITED
NO CURRENT GAS LEASE * OGMS CONVEY**

TERMS: * TO BE SOLD WITH APPROVAL FROM THE HOMEOWNER'S ATTORNEY AND MEDICAID; CASHIER'S OR CERTIFIED CHECK WRITTEN TO ROAN INC OR CASH IN THE AMOUNT OF \$17,000.00 REQUIRED AT THE TIME OF AUCTION AS DOWN PAYMENT. SETTLEMENT MADE 30-45 DAYS FROM THE DATE OF SALE UPON THE DELIVERY OF A CLEAR DEED. ANY INSPECTIONS TO BE ALLOWED AT POTENTIAL BUYER'S OWN EXPENSE.

SEE WEBSITE FOR DIRECTIONS TO PROPERTY & ADDITIONAL PHOTOS www.roaninc.com

ROAN Inc.

THE ORIGINAL ROAN AUCTIONEERS OF COGAN STATION, PA

OFFICE: 570-494-0170 * RON ROAN: 570-220-0062 * ROD ROAN: 570- 419-1550

AMANDA ROAN COVERT: 570 -220 - 0255 EMAIL: roaninc@comcast.net



REAL ESTATE AUCTION



www.roaninc.com * www.auctionzip.com

REAL ESTATE INFORMATION:

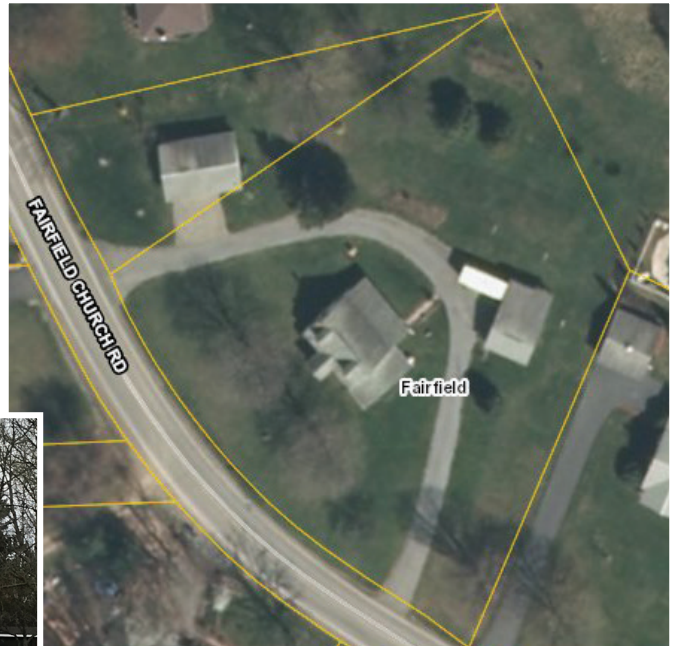
Owner: Stanley L. Hill
Address: 485 Fairfield Church Road, Montoursville PA 17754
Municipality: Fairfield Township
Zoning: Residential
School District: Montoursville Area School District
Approximate Age: 1958
Parcel #: 12-352-178 A & B
Deed Book No.: 1887 Pages: 0108
Approx. Past Year's Taxes: \$2,835.41
Approx. SQ. FTG.: 1,602 TOTAL SQ FT

PROPERTY DESCRIPTION:

Style: Single Family One 1/2 Story
Exterior: Aluminum
Roof: Metal (installed 2013)
Attic: Crawl Spaces
Basement: Full / Unfinished
Driveway: Gravel

Systems:

Electric: 200 amps
A/C: N/A
Heat Source: Oil HWBB
Water: Private Well
Sewer: Private Septic



**Large One-Car Garage w/
attached Heated Workshop**



Watch for additional photos
to be posted on our website
www.roaninc.com

**Covered Back Porch off the Kitchen ~
perfect for grilling or relaxing**



**Detached Two-Car Garage
and Carport**

PROPERTY OFFERS A LARGE QUIET LOT, MATURE TREES, FORSYTHIA, BLUEBERRY BUSHES AND LILACS

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FIND US ONLINE @ www.roaninc.com and www.auctionzip.com #1604

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