

**ABSOLUTE MOVING AUCTION
REAL ESTATE & CONTENTS
SATURDAY AUGUST 19TH at 10 AM**

OPEN HOUSE: Sunday August 6th, 1-3 PM

Located at 204 Foster Rd., Cherry Tree Twp., Titusville,
PA

From Titusville follow Rt. 27 West 1.8 miles to
Cherrytree Rd., South on Cherrytree 1.4 miles to Foster
Rd.

Real Estate: Attractive, cedar sided, 3 bedroom ranch
home that's updated & move in ready! Featuring a
modern kitchen with all appliances; dining room, large
living room and 3 bedrooms all with hardwood floors; a
rear sunroom that leads to a beautiful partially covered
rear deck that's perfect for watching the abundant
wildlife; a full basement with laundry; 2 car detached
garage with additional drive thru lean-to; blacktop
driveway and a beautiful 6.96 +/- acre lot with multiple
fruit trees, berry bushes, ornamental plantings, flower
beds, koi pond w/ footbridge, garden, woods and
outbuildings. This home is meticulously maintained
and must be seen to be appreciated. Brochures
available onsite. **See auctionzip.com #1520 for
photos & full listing.** **Owners:** Richard & Ellen Fill.
R.E. Terms: 10% down at time of sale, balance in 45
days. There shall be a 10% buyers premium added to
the final bid to determine the selling price.

**NICOLLS & AUCTIONS AU-5325L
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