

**ABSOLUTE MOVING AUCTION  
RANCH HOME W/ 6.96 +/- ACRES  
KAWASAKI MULE-MASSY FERGUSON TRACTOR-  
EQUIP.**

**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](http://auctionzip.com) #1520 for photos, full listing & terms.**

**NICOLLS & AUCTIONS AU-5325L  
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