

**ABSOLUTE ESTATE AUCTION
REAL ESTATE & CONTENTS
PRACTICALLY NEW 3 BEDROOM 2 BATH HOME W/
GARAGE & 3 ACRES
SATURDAY AUGUST 3RD at 10 AM**

Located at 13552 Fauncetown Rd. Townville, PA

From Townville take Rt. 408 east 1.1 miles to Fauncetown Rd., south on Fauncetown 6/10 miles to auction.

Open House: Sunday July 21st 1-3 PM

Real Estate: 2023 Colony Crafted 56' X 26' 8" 3 bedroom, 2 bath home with beautiful eat in kitchen with large island, hickory cabinets and stainless steel appliances; sizable pantry; living room; master bedroom w/ beautiful master bath; 2 additional bedrooms; full guest bathroom; rear entry mud/laundry room; propane forced air heat w/ central air; block foundation w/ Bilco doors; large garage/workshop with cement floor, heat & electric all situated on 3 acres with yard and woods. This is a really nice place that's perfect for anyone looking for a move in ready trouble-free home or camp just down the hill from State Game Lands #69. Also selling JD 1025 diesel tractor w/ loader, backhoe & only 180.4 hrs., 2 JD 755 diesel tractors (1 with loader & mower deck); Cub Cadet XT1 LT 46 lawn tractor w/ only 17 +/- hrs., 1989 Chevy 1500 truck with 5.7L engine & standard transmission; tools; equip. and much more!

Owner: The Richard Steadman Estate. **See auctonzip.com #1520 for photos & full listing.**

Real Estate Terms: 10% down at time of sale balance within 45 days. There shall be a 10% buyer's premium added to the high bid to determine sale price.

**NICOLLS & AUCTIONS AU-5325L
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