

# 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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