

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.

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
(814)333-1988 or (814)720-1988
nicollsandauctions@gmail.com