

PUBLIC AUCTION

10 acre gentlemen's Farmette w/Custom Log Sided Rustic Mountain Home

Near the Historic town of Wyalusing. (Bradford Co.)

100% OGM rights to the new owner

Located at 123 Scouton Road, Wyalusing, PA

Sunday, **OCTOBER 2, 2011**

2:00 PM

10 acre Gentleman's Farmette w/beautiful 7 room, 3 bedroom, quality custom built rustic log sided home. One of a kind 1 1/2 story (approx. 1550 sq. ft.) with full basement - built in 2004. Too many amenities to list. Open floor plan with vaulted pine T&G ceiling in great room, which is open to a custom cherry kitchen with stainless appliances. Opening through Anderson double doors to the rear deck. Full basement w/ radiant heat, drilled well, sand mound septic.



The view is miles of mountain ranges from the rear deck. Front covered rocking chair porch welcomes you to the custom warm, mostly native cherry wood trim and hardwood flooring as you enter through the custom front door. Numerous outbuildings including a 16 X 24 greenhouse and a run-in shed for horses or livestock with two fenced in pastures. Don't fret about power outages with 1.5KW wind turbine for back up power. Energy efficient home. Beautifully landscaped and a gardeners dream with two large garden areas and approx 40+ fruit and nut trees, berries, grapes and even a large kiwi arbor. This property is in clean & green, leased mineral rights go to the new owners, This is a must see property for anyone from a small family to professional and/or sportsman as it is near state game lands and the Susquehanna River.





Owner is moving South - Very motivated to sell
ROAD FRONTAGE ON SCOUTEN & WOODS ROADS

OPEN HOUSE - SUNDAY, AUGUST 28

From 1:00 pm to 3:00 pm or for an appt. to view call Joe at (570) 746-9017
or Auction Co office at (570) 546-6907

RE Terms: \$25,000 down day of sale, balance in 45 days. 6% buyers premium.
Subject to immediate seller confirmation.

Owner: **Joseph Shervinski**

Conducted by:



Auction Co., Inc.

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