

**SATURDAY
NOV. 1
9:05 AM**

**KNECHT
AUCTIONS**

570-784-1011

Located 96 Humming Bird Rd., Millville, PA 17846

12:00 NOON

**45 +/- WOODED ACRES
w/HOUSE & BANK BARN**

45 +/- Wooded acres located at 96 Hummingbird Rd., Millville, Greenwood Twp., Columbia County with two story frame dwelling with kitchen, living room, full bath down, 2 bedrooms up, large bank barn, detached storage shed. To view real estate call auctioneer for an appointment at (570)784-1011.

**LAWN MOWERS – TOOLS
HOUSEHOLD**

Rough cut hemlock sheeting – (2) lawn carts – Craft. 8400 Pro series lawn mower w/54" deck – Craft. GT, automatic, 20hp twin, 46" inch mower – 5hp snowblower – Craft. GT5000 w/ front loader, rear scraper blade & rear box blade (as is) – Brinley 1btm. plow – Cub Cadet 125 (as is) – Gravely super convertible brushhog – kindling chopping block – bench grinder – bench vise – 4" jointer – (2) alum. ext. ladders – bag cart – yard tools – maple desk – rocking chairs – 5 leg table w/4 chairs – China cupboard – 3 pc. Maple BRS – old blanket chest – 3 pc. BRS - 5 leg oak table – (2) oak dressers – misc. household items - more.

AUCTIONEERS NOTE: This property is secluded with good deer, turkey & bear hunting. Would make a good hunting cabin or a permanent residence with some TLC. Statements made day of sale take precedence over all previously written material.

TERMS: RE: \$10,000.00 down day of sale by cash or cashier's check made payable to Knecht Auctions Escrow, balance due in 60 days. Realty transfer taxes to be paid by buyer. Real estate taxes to be prorated to date of settlement. Potential buyers may conduct any test or inspections at their expense prior to auction day. To be sold with seller's confirmation.

PERSONAL PROPERTY: Cash or check if known by Auctioneer. No credit cards or credit card checks will be accepted.

SELLER: Walter Phillips Estate

AUCTIONEER: RAY H. KNECHT

AY002251 (570) 784-1011

www.auctionzip.com ID #1857

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FARMS, EQUIPMENT, ANTIQUES, COLLECTIBLES,
GUNS & HOUSEHOLD ITEMS**