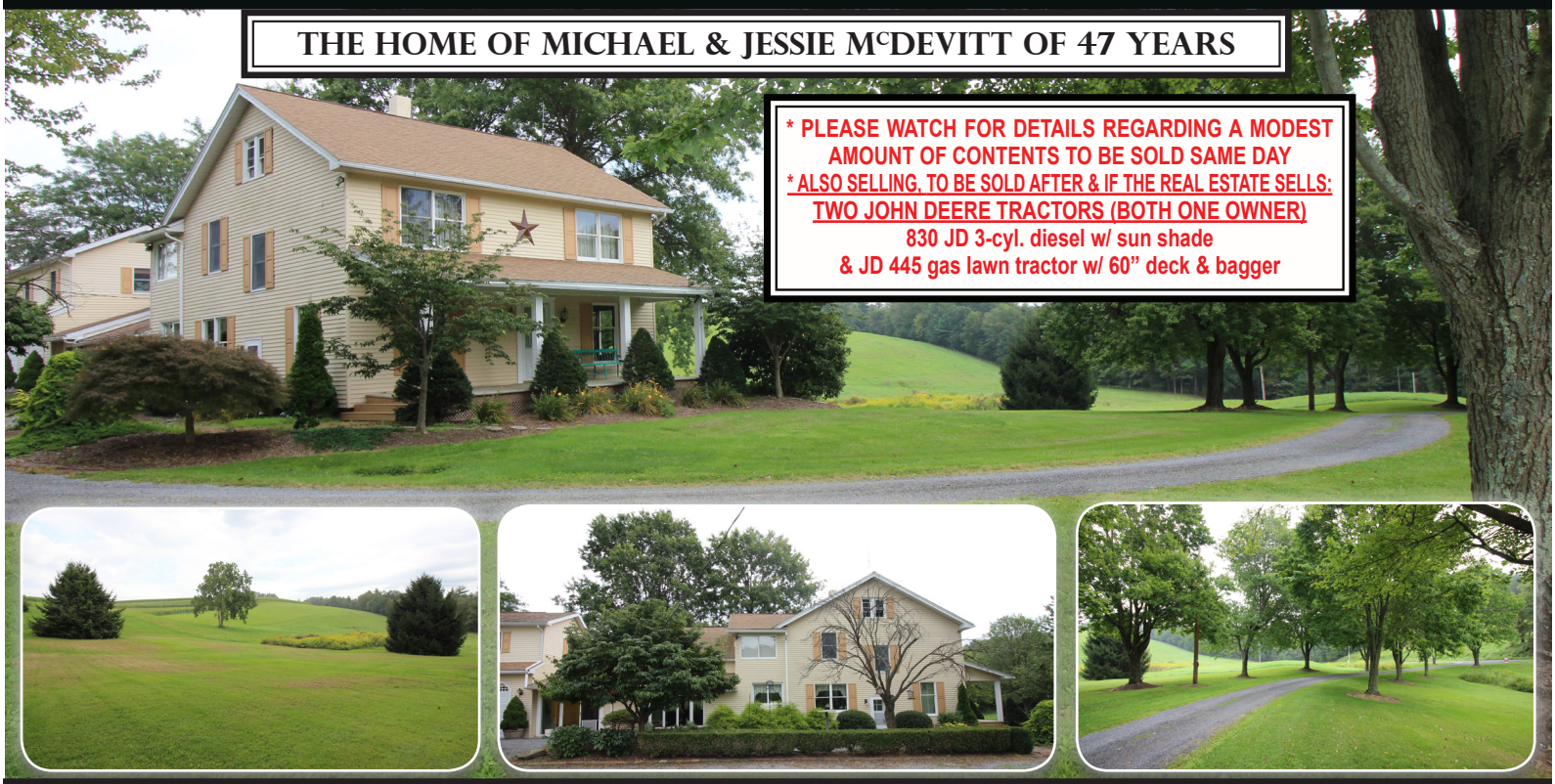
ROAN Inc.
Auctioneers & Appraisers
3530 Lycoming Creek Rd. Cogan Station, PA 17728
(570) 494- 0170 * roaninc@comcast.net * www.roaninc.com

THE ORIGINAL ROAN AUCTIONEERS OF REAL ESTATE & CONTENTS

AU-003943-L
AU-000087-L

REAL ESTATE AUCTION

THE HOME OF MICHAEL & JESSIE McDEVITT OF 47 YEARS



*** PLEASE WATCH FOR DETAILS REGARDING A MODEST AMOUNT OF CONTENTS TO BE SOLD SAME DAY**
*** ALSO SELLING, TO BE SOLD AFTER & IF THE REAL ESTATE SELLS:**
TWO JOHN DEERE TRACTORS (BOTH ONE OWNER)
830 JD 3-cyl. diesel w/ sun shade
& JD 445 gas lawn tractor w/ 60" deck & bagger

TO BE HELD ON-SITE AT: 494 LAZY SPRINGS ROAD, LINDEN PA 17744

SUNDAY, OCTOBER 15TH 2017 @ 3PM

ANTHONY TOWNSHIP * LYCOMING COUNTY, PA

IMPECCABLE GENTLEMAN'S FARM * 41 ACRES * 4 BEDROOM FARM HOUSE
OGMs INCLUDED * 2 BATHROOMS * 3 CAR GARAGE * UPDATED KITCHEN * OUTBUILDINGS
BEAUTIFUL, QUIET COUNTRY SETTING * ROAMING WILD LIFE * SPECTACULAR VIEWS
OPEN HOUSE: WEDNESDAY, OCTOBER 4TH 2017 @ 4-7PM

Terms: NO BUYER'S PREMIUM * To be sold with owner's immediate confirmation * Cashier's or certified check written to ROAN Inc. or CASH in the amount $45,000 required at time of auction as down payment. Settlement made 30 days from the date of sale upon the delivery of clear deed. * Structure built prior to 1978 - Buyer has right to inspect for lead paint ***** Food by Grilled Cheese Cafe Catering ***

Directions: From Rt. 220 turn onto Quenshuckeny Road, follow Quenshuckeny Road for 2.3 miles turn LEFT onto East Emery's Church Road for 1/2 mile and RIGHT onto Lazy Springs Road for 1/2 mile. See property, home & signs at RIGHT.

For an appointment to view this property or for more information, please contact our auctioneers at

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THE ORIGINAL ROAN AUCTIONEERS OF COGAN STATION, PA
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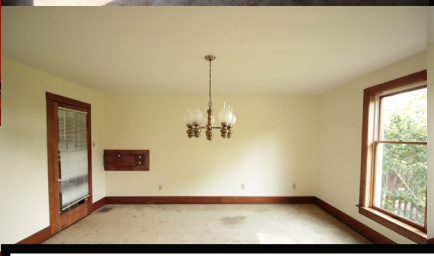
FOR AN APPOINTMENT TO SEE THIS FINE PROPERTY,
PLEASE CALL THE OFFICE AT (570) 494-0170
*** OR CALL: RON (570) 220-0062, ROD (570) 419-1550, AMANDA (570) 220-0255**



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PENNSYLVANIA AUCTIONEERS ASSOCIATION

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REAL ESTATE INFORMATION:

Owner: Michael P. & Jessie M. McDevitt
Address: 494 Lazy Springs Road, Linden PA 17744
Township: Anthony Twp.
Zoning:Agricultural
School District: Jersey Shore
Approximate Age: 1910
Approximate Acreage: 41 Acres
Parcel#: 01-327-114
Deed Book No.: 6993 Pages: 134
Approx. Past Year's Taxes: $3,200

PROPERTY DESCRIPTION:

Style: Two-Story Farm House
Approximate Sq. Ftg: 2,660 L.A.
Exterior: Aluminum
Roof: Comp Shingles
Porch: Full covered front porch and large side deck
Driveway: Gravel
Systems:
Electric: 200 amp breaker
Heat Source: Oil Forced Hot Air
Hot Water Source: 50 gal. electric water heater
Water: Private Well & 5 Springs
Sewer: Private Septic

HOME DESCRIPTION:

First Floor: Enter front door from covered porch into living room with den @ left and dining room straight ahead all w/ wall-to-wall carpeting, floor to ceiling Anderson replacement windows, chestnut trim & baseboards. Access from the dining room leads into updated country kitchen w/ ceramic tile floors, cherry cabinetry w/ Corian countertops w/ white appliances incl: Kenmore side/side refrigerator, Whirlpool wall oven and countertop range, Sharp microwave & Maytag dishwasher. Kitchen also features original oak built-ins w/ white marble counters and wainscott. Access from the kitchen leads to the spacious back family room w/ brick propane fireplace, bamboo flooring & large bay windows. A large 3/4 bathroom/laundry room w/ vinyl tiled floors, knotty pine walls & ceiling, tiled shower & vanity w/ Corian countertopps sets off of the family room. Access from the family room leads to the spacious side deck, perfect for entertaining w/ a wood burning fire pit on the lower level overlooking the lawn and fields below.

Second Floor: Access from doorway in living room to carpeted stairway to landing at top, wall to wall carpeting and chestnut woodwork throughout, leads to 4 nice size bedrooms all with great natural lighting from the Anderson replacement windows. Hallway at left, with double closets, leads to second floor full bathroom w/ tiled floors, jet tub, shower, and double light oak vanity w/ Corian counter. Large windows flood this room w/natural light. Large unfinished storage room located at the end of the hall, suitable for a fifth bedroom renovation. Access to full-size walk-up attic from landing at top of stairs.

Basement: Access from kitchen, concrete floor, stone foundation, full size, outside entrances, cold cellar w/spring-fed cooler, King Wood wood burning furnace, Therma Pride forced hot air oil furnace, water heater, tub for pet bathing, small workshop/storage area.

Garage: Attached three-car w/ access from breezeway at back family room - poured concrete floors w/ drains, 100 amp elec, elec. matching garage doors, installed chain link dog kennels, full second story, screened windows w/ vent fan @ end, first floor only insulated.

Outbuildings: Two-car garage: manual doors, elect, concrete floor, vinyl siding (only 10yrs old); Pole Shed: two-large-bay, metal roof - great for RV or other large storage; One-car garage: manual door, elect, plywood floor; Potting Shed: new roof, running water, elect.

PROPERTY FEATURES WELL MAINTAINED LANDSCAPING INCL: ROSE BUSHES, BOXWOODS, RHODODENDRUN, PEONIES, SHRUBS, AND PERENNIALS AS WELL AS HEMLOCK, NORWAY SPRUCE, HONEY LOCUST, OCTOBER GLORY MAPLES AND OAK TREES.

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