



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

WELL-MAINTAINED 4 BEDROOM HOME ON 10-ACRE WOODDED LOT



Fri. September 24, 2021 • 6PM

**4332 MILLSTONE RD.
MONROETON, PA 18832**

This well-maintained, 4-bedroom home is nestled on a 10-acre, wooded lot in close proximity to PA State Game Lands. **The interior of the home** features a living room with pocket door, spacious kitchen with vaulted ceilings, island and open dining area, family room with stone fireplace and access to the rear screened-in porch, master bedroom with ensuite, 3 other bedrooms, additional full and a half bath, and a laundry/mud room, which offers access to the porch/breezeway. **Additional amenities** include a 2-car, 2-story garage attached via a breezeway, paved black top drive, and the property is enrolled in the Clean and Green program.

AUCTIONEER'S NOTE:

**Open Houses: Sat. Sept. 11, 10am – 12pm
& Sat. Sept. 18, 2pm – 6pm
Or Call For An Appointment**

Auction for: Barbara & Roman Rusynko
Attorney: John Gibbel

For information about financing call 717-664-5238

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 45 days. Announcements made on day of sale take precedence over advertised information.

JOHN M. HESS AUCTION SERVICE 717-664-5238 or 877-599-8894 HESSAUCTIONGROUP.COM
AY000253L



Construction: Frame
Exterior: Vinyl Siding
Roof: Shingles
Garage: Attached 2-Car, 900sq ft. (1st) / 585sq. ft. (2nd)
Square Footage: 2,369sq. ft.
Year Built: 1978
Lot Size: 10.19 acres

Heating/Cooling: Electric Forced Hot Air, Central Air
Flooring: Carpet, Vinyl, Laminate
Water/Sewer: Well / Septic
Zoning: TBA
Taxes: \$2,055.55
School District: Towanda Area SD
Township: Monroe Township



LENDERS

Chris Karshin
Fulton Bank
717-682-0693
CKarshin@fultonmortgag
ecompany.com

Dwight Rohrer
Bank of Bird-In-Hand
717-572-1492
drohrer@bihbank.com

Megan Livengood
Bank of Bird-In-Hand
717-929-2208
mliven-
good@bihbank.com

Marvin Charles
MidAtlantic Farm Credit
717-368-7387
mcharles@mafc.com

Dale Hershey
Univest
717-519-7077
hersheyd@univest.net

Jason R. Landis
First Citizens Community
Bank
717-575-7435
jrlandis@myfccb.com

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.