

REAL ESTATE AUCTION !!!

Hershey Auction LLC

License # AY002156

Call Thomas Hershey

610-209-7096

www.HersheyAuctionLLC.com

TomH@HersheyFarmAgency.com

13 Total Lots!!

Saturday January 21 2017 -1:00 PM

Auction to be held at Mt. Pocono Comfort Inn Suites (conference room)

3189 Route 940 Mt Pocono PA 18344

11 Building Lots, 2 Commercial Lots

ALL LOTS GUARANTEED TO SELL AT OR ABOVE \$10,000

No Buyer's Premium!

Any lots below \$10,000

to be sold at Seller's immediate confirmation.

Monroe County , Paradise Twp., Pleasant Valley/ Chestnut Hill Twp.

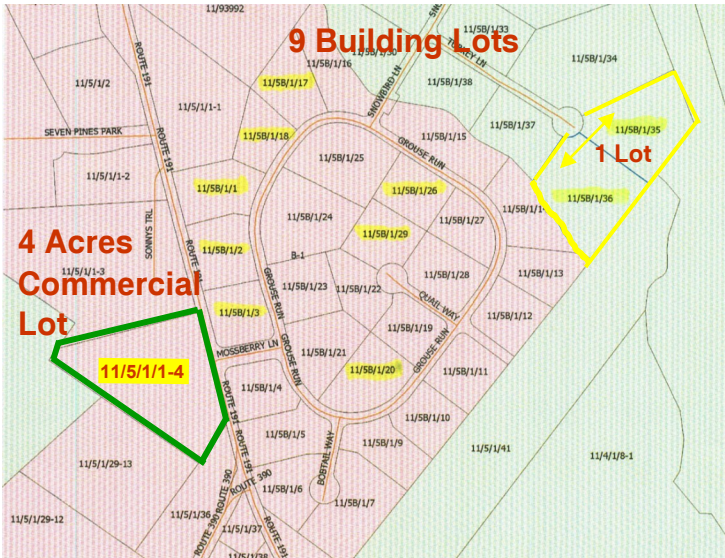
1 Building Lot in Indian Mountain Lake, Carbon County

Commercial Lot—4 Acre

Green Lines Below

Paradise Twp., Monroe County

Tax Parcel No. 11/5/1/1-4



Cranberry Creek Estates, Monroe County

Grouse Run, Cresco, PA

Yellow Highlighted Lots for Sale:

11/5B/1/1, 11/5B/1/2, 11/5B/1/3, 11/5B/1/17, 11/5B/1/18,
11/5B/1/20, 11/5B/1/26, 11/5B/1/29,
11/5B/1/35 & 11/5B/1/36 (Selling as 1 Lot)

Commercial Lot

1.24 Acres

Christopher Lane

Lot 60,

Brodheads ville, PA

**Parcel ID/Tax ID
02624802955877**



**Building Lot—1.13
Acres**

**Glen Ln. West 28 W
Saylorsburg, PA 18353**

Parcel ID/Tax ID 02626801268541

Building Lot—.67 Acre

Red Ridge Trail

Indian Mtn. Lakes

Carbon County

Parcel ID/Tax ID 2A-51-NI413



Registration: Anytime or day prior to the start of Auction on:

Saturday January 21 2017 -1:00 PM

- Terms; \$5,000 deposit in the form of a certified check made out to: Hershey Auction LLC
- Settlement on or before March 15th, 2017
- Sold with a Clear / Clean Title
- To be sold under Seller's immediate confirmation.
- Successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment.
- Sold As Is / Where Is
- PA Transfer Tax paid by Buyer
- No Buyer's premium!
- All verbal information on day of sale takes precedence over any written information.
- Buyer is permitted, at request, prior to auction do any testing as long as testing is done by a licensed insured company at Buyer's expense.
- Seller & Auctioneer not responsible for accidents

REAL ESTATE AUCTION !!!

Saturday

January 21 2017 -1:00 PM

Hershey Auction LLC

License # AY002156

Call Thomas Hershey

610-209-7096

www.HersheyAuctionLLC.com

TomH@HersheyFarmAgency.com

Auction to be held at Mt. Pocono Comfort Inn Suites
(conference room)

3189 Route 940 Mt Pocono PA 18344

Comfort Inn is next to Mt. Pocono Lowes & Wal-mart

11 Building Lots, 2 Commercial Lots

ALL LOTS GUARANTEED TO SELL AT OR ABOVE \$10,000

No Buyer's Premium!

Any lots below \$10,000

to be sold at Seller's immediate confirmation.

CRANBERRY CREEK ESTATES

Paradise Twp., Monroe County

Grouse Run, Cresco, PA

Buyer must confirm all uses about lots in
Paradise Twp., with:

Zoning Officer Deb Brady at 570-595-9880 Ext 1 or

deb@paradisetownship.com

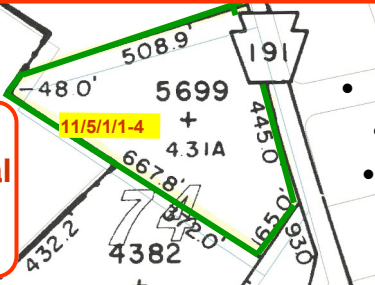
**9 Building Lots
1 Commercial Lot**



Lot 11/5/1/1-4 Permitted by Right Use: B-1 Commercial

- Single Family Dwelling
- Day Care
- Real Estate Business
- Financial
- Insurance

**4 Acres
Commercial
Lot
Zoned B-1**



- Retail Sales
- Eating or Drinking Establishment
- Tavern, Night Club, Dance Hall
- **Also, Many More Commercial Uses & Conditional Uses**

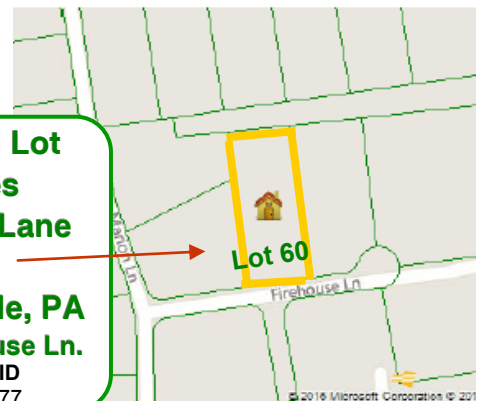
Buyer must confirm all uses about lot in Chestnut Hill Twp.,

with: Zoning Officers Matthew Neeb or Adam Thieling at

570-992-7247 Ext 32 or mneeb@chestnuthilltpw-pa.gov

- Hotel / Motel
- Retail
- Bakery
- Bank
- Business office
- Professional Services
- **PLUS Many More Commercial Uses!**

**Commercial Lot
1.24 Acres
Christopher Lane
Lot 60
Brodheadsville, PA
Look for Firehouse Ln.
Parcel ID/Tax ID
02624802955877**



Permitted by Right Use: GC Commercial