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Owner/Realtor



Real Estate For Sale

18± ACRE • RANCH HOME

134 Higley Road
New Albany, PA 18833
Terry Twp • Bradford County

27± ACRE • POLE BUILDING

1414 McEneany Road
New Albany, PA 18833
Albany Twp • Bradford County

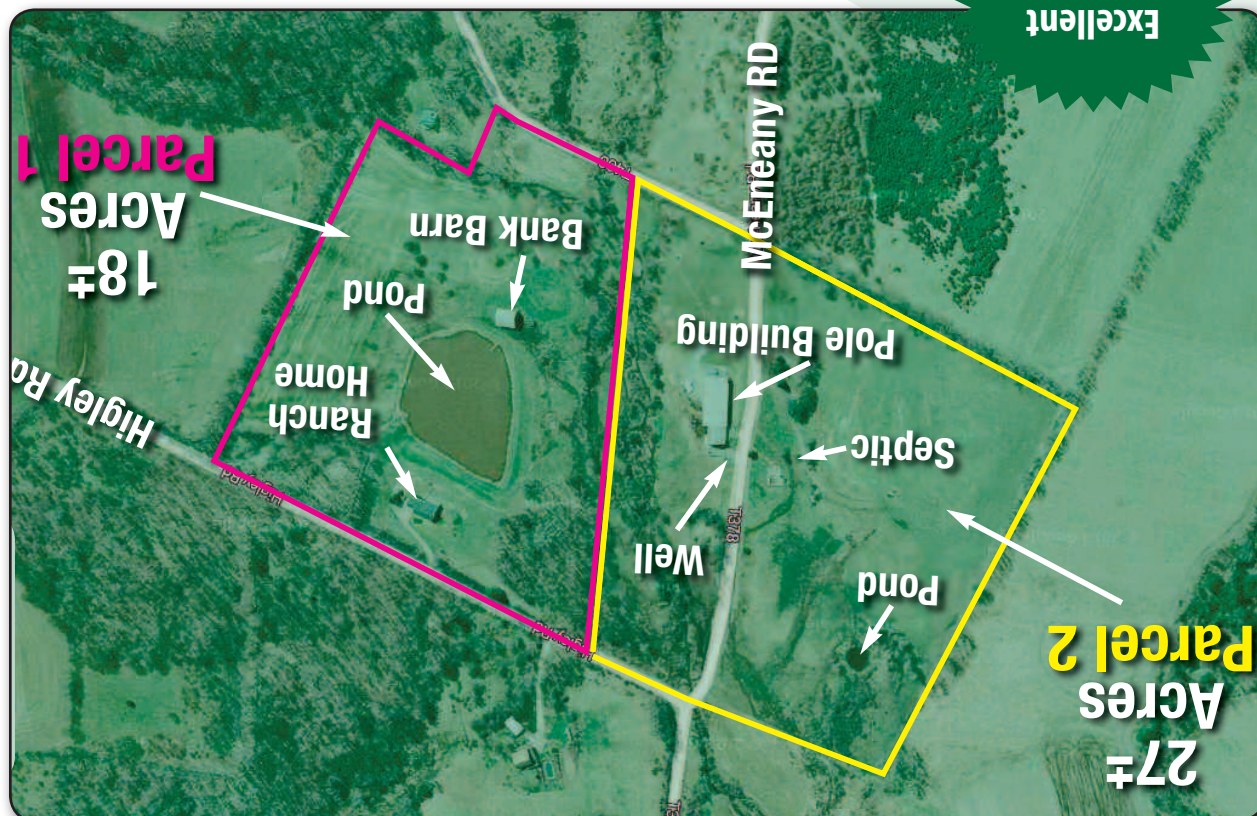


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Map is a guide only, not to scale.



Excellent
Opportunity!



18± ACRE • RANCH HOME

Asking: \$319,900

- 2 Bedroom, 2 Bathrooms (1853 Sq. Feet)
- Attached 2 Car Garage
- 25'x40' Bank Barn
- 2 Acre Pond with Dock (10'-17')
- 4 Wire Hy Tensile Fencing (Approximately 14 Acres)
- No Chemicals or Commercial Fertilizers



27± ACRE • POLE BUILDING

Asking: \$219,900

- 120'x55'x23' Steel Frame Pole Building
- 40'x40' Bank Barn
- .5 Acre Pond
- 4 Wire Hy Tensile Fencing (Approximately 23 Acres)
- Well and Septic
- Current Beef Operation



• *Property can be purchased as separate parcels or in it's entirety* •

Directions: From New Albany, travel north on Rt 220. Turn right onto State Rte. 2010/Division Street. Travel 4 miles and turn right onto S Road/T387. Travel 1.1 miles and turn left onto Higley Road. Property will be on the right.



PARCEL 1: 18± ACRE • RANCH HOME

PROPERTY DETAILS:

Address: 134 Higley Road, New Albany, PA 18833

County: Bradford

Township: Terry

School District: Wyalusing

Acres: 17.85 acres

Deed: 199721125

Parcel: 46-135.00-065-000-000

Taxes: \$2,254

Typography: Rolling/Sloping, 90% of land is machine workable

Pasture: Approximately 14 acres, 4 wire Hy Tensile fence, no chemicals or commercial fertilizers

Streams: 1 stream meanders through property

Ponds: 2 acre pond with dock, 10'-17' depth, well stocked

Wildlife: The following wildlife can be seen throughout the area and on farm: deer, turkey, water fowl, bear, beaver, muskrat, fox and coyote

HOME DETAILS:

Age: Built in 1982

Style: Ranch, stick built frame, brick

Sq. Footage:

- Living Area (Upper): 1,853
- Recreational Room (Lower): 520
- Unfinished (Lower): 1,333

Bedrooms: 2

Bathrooms: 2

Water: Drilled well 185', ½ HP Submersible 12-15GPM

Water Test: EPA approved 1/2014

Septic: 1,000 gal. septic and drain field, cleaned and inspected summer 2011

Electric: 200 amp service, emergency 10 cir./sub

HOME UPDATES:

- 2012 - New gravel driveway
- 2011 - New complete roof with trusses out, 5/8" P&G sheeting, 50 year arch shingles, new vinyl siding, complete house wrap, soffit, trim, gutters, downspouts, whole attic ventilators, new stainless DBH lined furnace chimney, new heavy insulated 16'x9' garage door and opener
- 2011 - Additional 10" blown fiber insulation in attic/truss area, total 16", thermo seal of all roof penetrations and wall lines
- 2011 - New screened in porch, windows, screens, rear stairs, walls and supports
- 2006 - Generac 10kw emergency generator/propane
- 2005 - Kitchen redone (appliances, counter, sink)

BANK BARN:

- 25'x40' bank barn and roof
- Good condition
- Electric service
- Storage in top and bottom

OIL & GAS RIGHTS:

***Negotiable**

Lease: Chesapeake Appalachia, LLC.

Unit: Dave

Future Production: The DAVE BRA 5H Well-Pad currently has 5 permitted wells assigned to the site, 1 well on-line

Gas Production: 2,984,098 MCF (up to 12/31/2013)

Dollar Value: \$9,996,728.30 (ATW \$3.35 per MCF)

Estimated Royalties: \$1,249,591.04 (at 12.5%)

Liquid Waste: 315,543 Gallons (7,513 Bbls)

Information by marcellusgas.org

PARCEL 2: 27± ACRE • POLE BUILDING

PROPERTY DETAILS:

Address: 1414 McEneany Road, New Albany, PA 18833

County: Bradford

Township: Albany

School District: Wyalusing

Acres: 26.5 acres

Deed: 200319246

Parcel: 46-135.00-064-000-000

Taxes: \$865

Typography: Rolling/Sloping, 90% of land is machine workable

Pasture: Approximately 23 acres, 4 wire Hy Tensile fence, no chemicals or commercial fertilizers

Streams: Stream runs length of parcel

Ponds: .5 acre

Water: New drilled water well 105', ½ HP Submersible 100+ GPM, serves barn, 2 hydrants, water bowl

Septic: Tank with drain field

Spring Back Up: Improved spring with 1000 gal. reserve storage, feeds pasture waterer, spring is piped to barn and is activated in event of power outage, piped water and electric on both sides of road

POLE BUILDING:

- 120'x55'x23' steel frame pole building with rough cut vertical siding presently used for machinery, hay and cattle
- 2 bays 50'x50' concrete (2,500 sq. ft.)
- 3 bays 75'x50' gravel (3,750 sq. ft.)
- Gravel work area for parking, bale storage (12,000 sq. ft.)
- Concrete outer apron area (1,250 sq. ft.)
- Metal roof
- Built in 2005

BANK BARN:

- 40'x40' remodeled bank barn with metal roof
- New 2" plank floor
- Lined (plywood) interior walls
- Replaced failing timber frame when needed
- New 200 amp electrical service and wiring
- Phone line
- Raised and new extra heavy columns
- Drain tile - lower level
- Water hydrant
- Zero freeze ball fountain
- Partitions
- Renovated stone foundation
- Skid loader accessible

OIL & GAS RIGHTS:

***Negotiable**

Lease: Chesapeake Appalachia, LLC.

Current Royalties: 12.5%, Owners currently receiving at 100% ownership approximately \$100 per acre per month

Unit: Dave

Future Production: The DAVE BRA 5H Well-Pad currently has 5 permitted wells assigned to the site, 1 well on-line

Gas Production: 2,984,098 MCF (up to 12/31/2013)

Dollar Value: \$9,996,728.30 (ATW \$3.35 per MCF)

Estimated Royalties: \$1,249,591.04 (at 12.5%)

Liquid Waste: 315,543 Gallons (7,513 Bbls)

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