



BRIAN BURKE
AUCTIONS

4.85 +/- Acres South Abington Township, PA

LIVE PUBLIC AUCTION

Saturday, November 16th, 2024

Real Estate being offered at 12 Noon

OPEN HOUSE

VIRTUAL TOUR



Sunday, November 3rd 12-2pm &
Saturday, November 9th 12-2pm



**1139 Country Club Road
South Abington Township, PA 18411**

Absolutely gorgeous 4 Bedroom 4 ½ bathroom home with hardwood floors throughout, beautiful views overlooking Summit Lake, adjacent from The Country Club of Scranton, minutes from I81, Scranton & Clarks Summit. Situated in Abington Heights School District, 2 parcels being offered together.

Real Estate Terms: 3% Buyer's Premium/ \$35,000 deposit due at conclusion of bidding
Broker participation available & encouraged. Please contact us at info@BrianBurkeAuctions.com for further details.





Terms: \$35,000 deposit due at conclusion of bidding day of auction. 3% Buyers premium will be added to the final bid price. Announcements day of Auction supersede any advertising and/or all printed material.

Auction Location/Date/Time: 1139 Country Club Road, South Abington Township, PA 18411
Saturday, November 16th, 2024 at 12Noon

Closing Location: Agreed upon by the Buyer and Seller.

General Information: Gorgeous and Spacious 7,000 +/- square foot home with 4.85 +/- acres overlooking Summit Lake in Abington Heights School District with 4 Bedrooms and 4 1/2 bathrooms. Located adjacent to The Country Club of Scranton and minutes from I 81, Scranton and Clarks Summit. 1st floor consists of Kitchen with Cherry cabinets, Stainless-steel Appliances and breakfast nook, Formal Dining Room, Living Room with fireplace, Large Family Room with access to full length deck 65'x34' with attached gazebo, Sunroom with fireplace, Den with fireplace with doors to the outdoor patio, Sunken office, 1/2 bathroom, Foyer with mud room leading to a 3-car attached garage. 2nd floor consists of Master Bedroom with 2 walk-in closets, 3 Spacious bedrooms, 3 Full bathrooms. Walk-in basement consists of Rec Room with fireplace, Laundry Room, Cedar closet, Full bathroom, 2 Storage rooms, 3 Mechanical rooms & Large hallway leading to outside. Mechanical Heat is oil hot air with central air & air cleaner, water filter, drilled well and onsite septic. Paved driveway with Single Car detached garage with storage underneath with mature landscaping and breathtaking views.

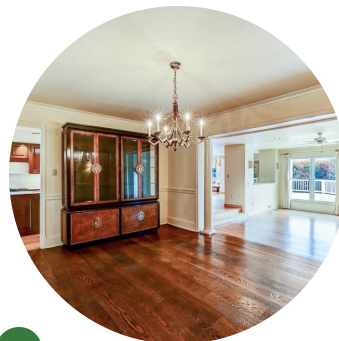
Acreage: Total 4.85 +/- acres
Parcel 1 with House 3.19 +/- acres and Parcel 2 Vacant Lot 1.66 +/- acres

County: Lackawanna

Township: South Abington Township

Parcel ID/Taxes: 11101010001 & 11101010002 Total Taxes \$12,214

School District: Abington Heights School District





Dear Potential Buyer,

Brian Burke Auctions is grateful to have been selected to offer you this property. Please take this time to join us at the Open House Sunday November 3rd 12-2pm and/or Saturday November 9th 12-2pm to inspect the property. For your convenience, we've enclosed the following information.

- Property Information
- How to buy Real Estate at Auction (Below)
- Floor Plan/Aerial View
- Assessment Cards
- Deeds
- Sample Purchase Agreement
- Sellers Disclosure

Please do not hesitate to ask questions or call us. Hope to see you on Saturday, November 16th, 2024 at 12 Noon.

Thank you,
Brian Burke Auctions Staff

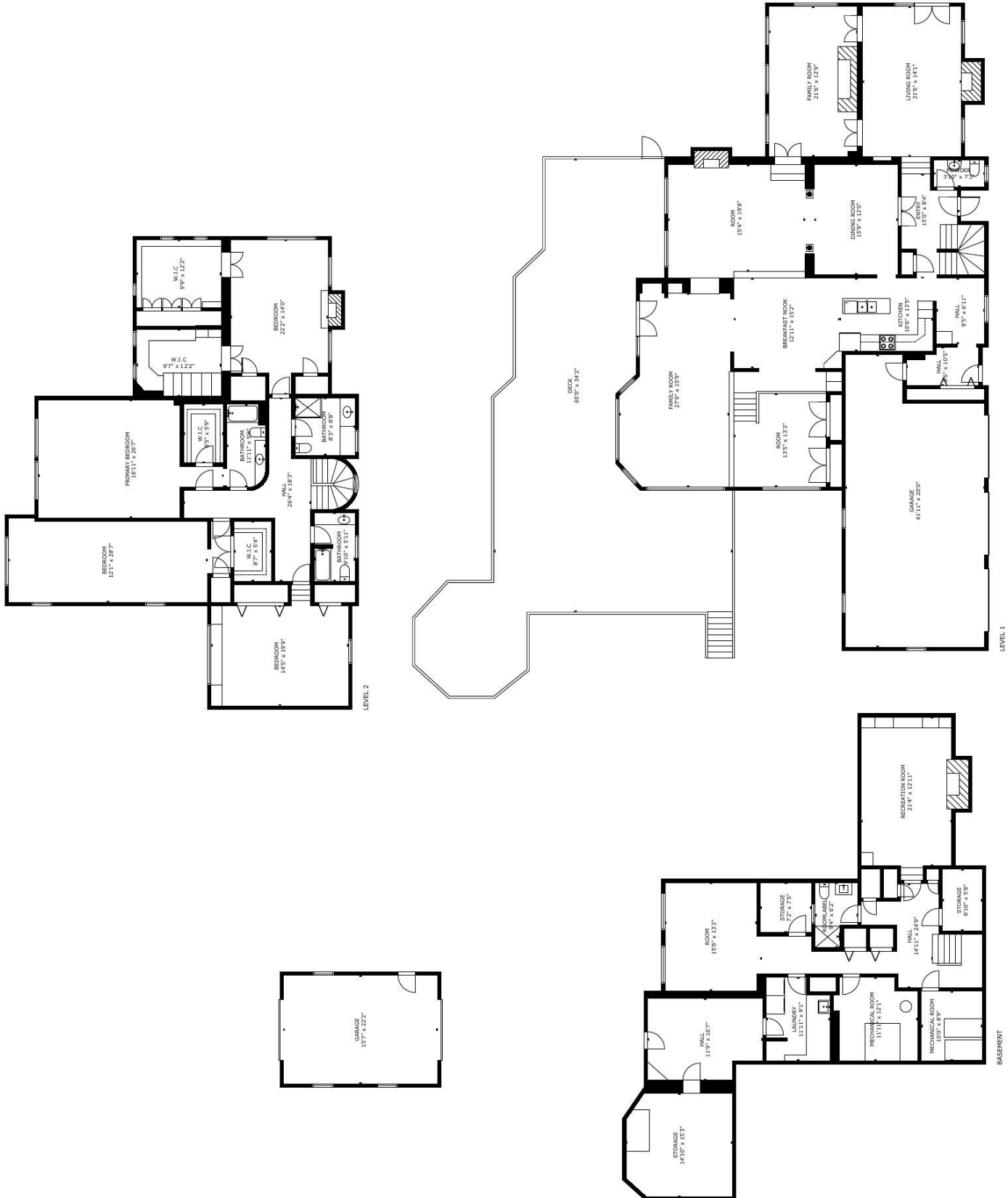
Disclaimer & Absence of Warranties

All information contained in this packet & all related materials are subject to the terms & conditions outlines in the purchase agreement. Information contained in advertisements, information packet, estimated acreages and marked boundaries are based upon the best information available to Brian Burke Auctions at the time of preparation and may not be exact information on the property. Each prospective buyer is responsible for conducting their own independent inspection, investigations, and inquiries pertaining to the real estate prior to auction. No liability for its accuracy, errors or omissions is assumed by seller or Brian Burke Auctions.

Buying Real Estate at auction is easy and great way to buy real estate.

We are dedicated to providing the best possible experience for our buyers.

- Inspect the property and review the information packet. We want you to be comfortable and confident about your purchase.
- Do I need to pre-qualify? No. We normally do not require any pre-qualification to bid. However, if you intend to obtain bank financing, the bank will require you to qualify for their loan. The deposit you make on auction day is not contingent upon financing.
- Down payment as described in the property information section is due and payable at the conclusion of bidding on day of auction.
- The auction will begin promptly at the scheduled time. You should arrive at least 30 minutes early to register with our staff. You will need your driver's license or another form of government issued ID.
- Listen carefully to all announcements made on the day of the auction. Please ask any questions you may have.
- When the auction actually begins, the auctioneer will ask for bids. He will say numbers until a register bidder in the crowd agrees to offer the amount asked for. For example, the auctioneer may ask for \$200,000 and he may need to come down to \$175,000 until somebody agrees to bid. At this point the auction begins and the bidding begins to go up. The auctioneer will call out the next bid he is looking for. If you are willing to pay that amount, raise your hand. There may be several people bidding at first, so don't be afraid raise your hand. If you feel the auctioneer doesn't see you, don't be afraid to wave your hand or call out. Eventually everyone will drop out but one bidder. At this point they will pause the auction to reach out to the seller to see if the approved amount is reached. After this pause the auction will resume and the bidding process will open again.
- If you are the winning bidder, you will then be declared the purchaser and will be directed on how to finalize the sale by signing the purchase agreement and giving required down payment.
- It is the Buyer's responsibility to schedule the settlement with the desired settlement company. If you need assistance in locating one near you, please let us know.



GROSS INTERNAL AREA
 TOTAL: 6,637 sq.ft.
 BASEMENT: 1,792 sq.ft, LEVEL 1: 2,553 sq.ft, FLOOR 2: 2,292 sq.ft
 EXCLUDED AREAS: GARAGE: 1,101 sq.ft, DECK: 1,642 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY





10/2/24, 1:42 PM

Lackawanna County

PARID: 11101010001
HEIM WILLIAM J & FRANCES G

1139 COUNTRY CLUB RD

Parcel

Property Location 1139 COUNTRY CLUB RD
 Unit Desc -
 Unit #
 Control Number 350-26621
 Legal Description BLDG & LAND
 W-01 B-0450 L-0100 P-
 Class RT - RESIDENTIAL-TAXABLE
 LUC 007 - SINGLE DWELLING
 STEB LUC 1000 - RESIDENTIAL
 GIS Code
 Topo -
 Utilities -
 Roads -
 Total Cards 0
 Living Units
 Billed Acres

Exclusions (Homestead/Farmstead/Veteran's)

Case #	Date of Application	Exemption Code	Status
2677896		HMS06	R

ACT Flags

Act 319 N/A
 LERTA N/A

Current Owner Details

Name HEIM WILLIAM J & FRANCES G
 In Care Of
 Mailing Address 237 RUSH LN
 MAPLE GLEN PA 19002 3024

Owner History

Current Owner	Previous Owner	Sale Date	Consideration	Deed Reference
HEIM WILLIAM J & FRANCES G		09-01-1976	70,000	0889 0772

Sales

Sales Date	Consideration	Current Owner	Previous Owner	Deed Reference
09-01-1976	70,000	HEIM WILLIAM J & FRANCES G		0889 0772

Legal Description

Municipality 350 - SOUTH ABINGTON TOWNSHIP
 School District S06 - ABINGTON HEIGHTS SCHOOL DISTRICT
 Property Location 1139 COUNTRY CLUB RD
 Description -

<https://lcao.lackawannacounty.org/Datalets/PrintDatalet.aspx?pin=11101010001&gsp=PROFILEALL&taxyear=2024&jur=035&ownseq=0&card=1&roll=...> 1/2



10/2/24, 1:42 PM

Lackawanna County

Building/Unit #

Subdivision Parent Parcel

Legal 1

BLDG & LAND

Legal 2

Legal 3

W-01 B-0450 L-0100 P-

Deeded Acres

Deeded Sq Ft

Values

Assessed Land 2,250

Assessed Building 47,750

Assessed Total 50,000

Clean and Green 0

Taxable Land 2,250

Taxable Building 47,750

Total Taxable Value 50,000

Date Assessed 16-JAN-24

Assessment History

Tax Year	Assessed Land	Assessed Building	Assessed Total	Date Assessed
2024	\$2,250	\$47,750	\$50,000	16-JAN-24
2024	\$2,250	\$47,750	\$50,000	16-JAN-24
2023	\$2,250	\$47,750	\$50,000	18-JAN-23
2022	\$2,250	\$47,750	\$50,000	14-JAN-22

Notes

Code	Comments	Who	When
18	NEW MAILING PER OWNER FAXED REQUEST FORM MAB 11/16/2023	BURKEMA	11-16-2023

Printed on Wednesday, October 2, 2024, at 1:42:33 PM EST



This Deed,

Made the 1st day of September in the year of our Lord one thousand nine hundred and Seventy-six (1976)

Between JOHN T. MURPHY and ANN MURPHY, his wife, of the Township of South Abington, County of Lackawanna and Commonwealth of Pennsylvania, hereinafter referred to as the GRANTORS,

A N D

WILLIAM J. HEIM and FRANCES G. HEIM, his wife, of the Township of South Abington, County of Lackawanna and Commonwealth of Pennsylvania, hereinafter referred to as the GRANTEES

Witnesseth, that in consideration of Seventy Thousand (\$70,000.00)---

----- Dollars,
in hand paid, the receipt whereof is hereby acknowledged; the Grantors do hereby grant and convey to the said Grantees, their Heirs and Assigns,

All that certain piece or parcel of land situate in the Township of South Abington, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of a public road which runs from Chinchilla, Pennsylvania to Newton, Pennsylvania, said point being a distance of One thousand ten (1010) feet westerly from its intersection with the center line of another public road (now abandoned) which runs past the dam of Summit Lake or Mud Pond towards Clarks Summit, said point also being the dividing line of lands now or formerly of Anna E. McCrone, widow, and lands of the Country Club of Scranton (formerly Jerome P. Casey, et ux);

THENCE along said lands South Fifty (50) minutes West about Six hundred twenty-five (625) feet to a point on the shore of Summit Lake, a reservoir now or formerly of Scranton Spring Brook Water Service Co., said point being on the flow line which is three and four-tenths (3.4) feet above the water level, said flow line being described in an agreement between William Swallow, et ux, to and with the Providence Gas & Water Company, dated September 25, 1893, recorded in Lackawanna County Deed Book 105, page 117.

THENCE along said flow line, keeping three and four-tenths (3.4) feet above the spill way of the dam, following the various curves and sinuosities of the flow line Two hundred twenty-eight (228) feet to a point;

THENCE North Fifty (50) minutes East through lands now or formerly of Anna E. McCrone, widow, Six hundred eighty (680) feet to a point in the center line of the aforesaid public road leading from Chinchilla to Newton;

THENCE along the center line of said public road North Eighty-nine (89) degrees Ten (10) minutes West, two hundred twenty-five (225) feet to the place of beginning; containing three and five-tenths (3.5) acres more or less.

BEING the same premises conveyed by John T. Murphy, et ux, to John T. Murphy, et ux, by deed dated May 8, 1973 and duly recorded in Lackawanna County Deed Book 796 at pages 840-843 inclusive.

BOOK 889 PAGE 771