

SPRINGFIELD TWP. BRADFORD COUNTY, PA

FORMER **BIG POND** UNITED METHODIST CHURCH



- Sanctuary, Social Hall, Kitchen, Classroom & Baths
 - 3,168 Sq. Ft. Area • .81 Acres • No Zoning
 - OGMs Included - Unitized and Producing
 - Parking Lot • Natural Gas Boiler
- Close to SGLs #123 (1,615 Acres), Mt. Pisgah State Park (1,302 Acres) and Stephen Foster Lake
 - 2% Realtor Participation Invited

Auction to be held on site
Thur., Oct. 29, 2026 at 6 PM

Terms: To be sold at \$30,000 or more and with owner's confirmation if less. Cashier's or certified check written to **Roan Real Estate** or cash in the amount of \$5,000 required at time of auction as down payment. *Please no personal or business checks. 10% Buyer's Premium Charged.* To be paid by purchaser as part of purchase price. Settlement made 45 days from sale date upon delivery of clear deed.

Directions: From the intersection of SR 14 and Springfield Road in Columbia Crossroads, take Springfield Road 4.1 miles. Turn left onto Big Pond Road and go 2.6 miles. See sign, church and property on right.

BETTER...FASTER...MORE



SPECIALIZING IN LAND AND FARMS

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***For an appointment to see this prime property & more
information, contact Michael T. Roan at
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REAL ESTATE AUCTION