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The Estate of Samuel Z. Scott

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Bidding

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**(35+/-) ACRES LOCATED AT 6184 ROUTE 30, HEMPFIELD TOWNSHIP, WESTMORELAND COUNTY,
GREENSBURG, PENNSYLVANIA 15601 • PARCEL NO. 50-14-00-0-134**



- Zoning: Local Commercial District
- Current Billboard Lease: \$9,600 Per Annum
- 200,000' of Harvestable Timber
- Environmental Assessment: "No Evidence of Contamination"
- 1,000' Frontage on U.S. Route 30
- All Utilities Available
- Dwelling with Attached Garage – To Be Renovated or Razed
- Potential Commercial Development
- Potential Residential Development



**Current Appraisal, Environmental Study, Title Search, Mineral Rights, Timber Appraisal,
Permitted Zoning Uses are available at our website: www.hunyady.com**

Notice: Mr. Samuel Z. Scott has passed away. He leaves behind a legacy of American entrepreneurial spirit, hard work, fairness, and success! This Real Estate, his home, is the final component to settle his estate and must sell, without minimums or reserve, to the highest bidder regardless of price.

Auctioneer's Special Note: We are very proud to represent the Estate and Executors in this offering. In accordance with Sam's final wishes, after a life of noble gestures, another has been made. All net proceeds of the auction will be donated to the Scott Foundation, a charitable trust designed to aid the community. Please plan on participating in this unique opportunity. No buyer's premium!

Location: The Real Estate is located at 6184 US Route 30 in Hempfield Township, Greensburg, Pennsylvania 15601

Auction Location: This will be a live, in-person auction conducted at a Scott Electric conference room in Greensburg, Pennsylvania, Scott Electric Company, Wellington Square, 1225 South Main Street, Suite 305A, Greensburg, Pennsylvania 15601

Please Note: This is a live, in person auction however bidders are welcome to register and participate via our online auction provider, Proxibid.

Bidding Requirements: Bidders will be required to provide the Auction Company with a \$10,000 personal or company check, on or before Auction Day in order to bid. Checks should be made out to Hunyady Auction Company. Checks will be returned to unsuccessful bidders. The check of the successful bidder will be applied to the 10% down money deposit with the balance due by 5:00pm EDT on Friday, September 11, 2026.

Terms: The successful bidder must pay 10% of the selling price by Friday, September 11, 2026 at 5:00pm EDT, by wire transfer. Settlement must be within (90) days of Auction Day.

Inspection: The Real Estate can be inspected every business day through Auction Day, by appointment only. To schedule a viewing call Susan at (215) 361-9099.

Sale Site Phone: (800) BID-N-BUY • Sale Site Fax: (888) 859-8958

**For Complete Listings & Descriptions,
Please See Our Photo Library at www.hunyady.com!**