

89 ACRE EASTERN LYCOMING COUNTY

REAL ESTATE AUCTION



Campanile Property

Located at 2147 Egli Hill Road, MUNCY, PA

Wednesday Evening, **MAY 25**, 2022

Starting 5:00 PM with few house items

**REAL ESTATE SELLS AT 6:00 PM TO THE HIGHEST BIDDER
SOME OF THE GREATEST VIEWS IN LYCOMING COUNTY !!!!**

Must see to appreciate

GREAT HUNTING (BEAR - DEER -TURKEY)

TRAILS THROUGHTOUT THE PROPERTY



89.280 Acres (½ tillable, ½ wooded) (83.698 acres and house on one side of road with approx. 775 ft of road frontage) (5.582 acres on other side of road with approx. 1175 ft of road frontage) \$4,404 (2021) Enrolled in "Clean & Green" Custom "Muffly" ranch built home in 1995 4 Bedrooms: 2 on ground floor, 2 on lower level 2 Full Baths on ground floor 3-car insulated garage + large workshop Large living room + dining area with "million dollar" views, wood burning fireplace Kitchen with large island, pantry, 2 self-cleaning ovens, garbage disposal, built-in microwave oven, smooth-surface electric range Basement – insulated, heated and air conditioned basement with 9' ceilings, 2 large carpeted bedrooms, 2 storage rooms, laundry room, walkout door, and plumbing for additional full bath French drains, 2"x6" walls Large 2-level deck – decking replaced 2020 Whole house air conditioned throughout, with HEPA-type filter and humidifier Whole house Generac 22kw generator (2021) Water well – pump replaced in 2020 Heat pump (2017) septic (cleaned 2021) 30-year roof (2009) ADT hard-wired Security System Additional 220V, 100Amp electrical service, well, & septic system by camping/picnic area. Large 2 person custom tree stand Ground Floor Kitchen 11'6"x17'6" Dining area 12'x13' LR 16'x21' Master Bedroom 12'x16' with adjoining full bath 2nd bedroom 12'x12' 2nd full bath Lower Level Bedroom #1 12'6"x 17' Bedroom #2 12'6"x18' Laundry Area 11'x13'6" Utility Room 11'x12". Storage room #1 16'6"x17' Storage room #2 12'6"x13,

NOTE: This was Campanile's 2nd home, they are moving into a retirement home prompts this sale, they had Muffly build the house (Everybody Knows Muffly's quality) this is one of the few properties that we have sold that you can see almost all of your property from the kitchen window. The views of North Mountain are as great as you can see in the picture. Remember its sells to the highest bidder, get your financing in order and get prepared to buy a once in a lifetime property.

TO VIEW THIS AMAZING PROPERTY CALL AUCTIONEERS FOR APPT AFTER APRIL 15

Sellers:

***John A & Rosemarie
Campanile***



**1515 Kepner Hill Rd.
Muncy, PA 17756
570-546-6907 | fraleyauction.com
AY001971**

REAL ESTATE TERMS:

\$60,000.00 down in cash or guaranteed funds day of sale balance in 45 days, 6% buyers premium.

RE Taxes prorated at closing, Transfer taxes divide equally between buyer and seller.

Any testing may be done at buyers expense prior to Auction day.