

# PUBLIC AUCTION

FANTASTIC CABIN PROPERTY WITH LAKE



BLACK FOREST  
AREA

*Layser Lake  
Retreat*



of the late Dylan B Layser

881 Lick Run Trail Rd Lock Haven, Pa. Clinton Co

4 Miles north of Haneyville - 10 miles south of Black Forest along RT 44



Saturday, **MAY 27**, 2023 1:00 PM

7 Acre Retreat with a 1 acre Lake

All built since 2013

**LOCATED NEAR SNOWMOBILE & ATV TRAIL**

**Very Private setting**

Consists of 7 acres with 2 story 7 room cabin, 3 bedrooms (sleeps 6 to 8 in bedrooms) lovely modern kitchen, living room 2 bedrooms down. 2 bedrooms up. Full bath, wood stove & LP heat, knotty pine woodwork, beautiful enclosed sunroom overlooking the lake. Also newly built 2 story garage/shop, concrete floor, with lean-tos on each side (1 side overlooks lake). Upstairs finished guest bedrooms with heat & air, (sleeps 4). Spring fed well, septic, electric, **BEAUTIFUL 1 ACRE SPRING FED LAKE**, w/large walk out dock, Native trout, also smaller pond.

Property is located 1/2 mile off Rt 44 along private gated road, good hunting area, Deer, Bear, Turkey. State lands very close.

Note: If not for the untimely death of Dylan, this property would not be for sale. Must look this one over - Properties like this are not for sale very often.

**RE TERMS:** \$30,000 down day of sale in certified or guaranteed funds, balance in 45 days. 6% buyers premium. Other terms made known day of sale.



1515 Kepner Hill Rd.  
Muncy, PA 17756

570-546-6907 | fraleyauction.com

**OPEN HOUSE: Sundays April 30 & May 14 from 1:00 to 3:00 PM**