



PUBLIC REAL ESTATE AUCTIONS



of the late Ansel D. Webster Jr. TIOGA, PA
(Tioga County)

Located at the intersection of Rts. 15 & 287 - Along A&W lane, Tioga Pa

Tuesday Evening. **AUGUST 15, 2023** 6:00 PM

250 ACRES LAND

SELLS ABSOLUTE AT \$485,000 (plus buyers premium)

ANTASTIC VIEWS

PARCEL #1: (6:00 PM) Consists of approx 250 acres, 135+/- woodland, 90 +/- tillable, (all in hay ground) 25 acres +/-bottomland / wetlands with access to the Tioga River. 3 large barns, 2 stocked ponds, Building locations with fantastic views. Subdivision possibilities, Excellent deer, turkey, bear hunting. Possible food plot locations, Enrolled in Clean & Green. (16 acres of OGM rights transfer with property.) Many possibilities for home, cabin, farm, or hunting. Located conveniently to Mansfield, Wellsboro, Corning.

10 ACRES COMMERCIAL WITH 50' X 100' SHOP/WAREHOUSE 7:00 PM

17250 Rt. 287 Tioga, PA

PARCEL #2: (7:00 PM) Consists of 10.45 acres zoned commercial, erected thereon a 50'x100' garage/shop, concrete floors, hi ceilings, 2 large drive-thru overhead doors, (13' high & 23' wide). 13' ceiling height. Frontage along Rt 287 1 mile N of Tioga & only 1/2 mile from Rt 15.

Terms: Parcel # 1 \$50,000 (Parcel #2) \$25,000 day of auction in cash or guaranteed funds, balance in 45 days. 10% buyers premium, RE Taxes prorated on settlement day. Transfer Taxes divided equally between buyer & seller.

Parcel 1 sells absolute at \$485,000 or more. Parcel 2 subject to immediate sellers confirmation

NOTE: Both properties are located with easy access to Rt. 15, 12 miles to Mansfield, 17 miles to Wellsboro, 22 miles to Corning and both properties are located close to Ives Run & Cowanesque Lakes & short distance to Rails & Trails

For more info or to view
Call Dee (570) 337-5677
or Auction Co. (570) 546-6907



1515 Kepner Hill Rd.

Muncy, PA 17756

570-546-6907 | fraleyauction.com