

# PUBLIC AUCTION

95 CLEGG'S HILL ROAD, ROARING BRANCH, PA  
(LYCOMING COUNTY)

**TUESDAY, NOVEMBER 21, 2023 1:00 PM**

## 2 PARCELS OF REAL ESTATE

SELLS SEPERATELY OR IN ITS ENTIRETY (WHICHEVER IS GREATER)

**SELLING AT ABSOLUTE AUCTION!!!!**

### ~ PARCEL # 1 ~

APPROX. 2 ACRE LOT W/ 4 BEDROOM RANCH HOME, (2) 2 CAR ATTACHED GARAGES, 2 WELLS, OWN SEPTIC, FORCED HOT AIR BASEBOARD HEAT.

ALSO INCLUDED VERY NICE TIE STALL DAIRY BARN & SMALL POND

### ~ PARCEL # 2 ~

APPROX. 22+/- ACRES OF OPEN/ WOOD LAND ALONG CLEGG'S ROAD

**PROPERTY HAS BEEN IN FAMILY FOR 100+ YEARS!!!**

**PROPERTY HAS BREATHTAKING VIEWS - FANTASTIC HUNTING POSSIBILITIES  
LOCATED ON VERY SECLUDED ROAD**

**TERMS:** \$15,000 DOWN DAY OF AUCTION IN FORM OF CASHIER'S CHECK MADE PAYABLE TO FRALEY AUCTION CO. FOR EACH PARCEL BALANCE IN 60 DAYS. IF PARCELS ARE SOLD TOGETHER A \$30,000 CASHIER'S CHECK WILL BE REQUIRED. 10% BUYER'S PREMIUM TO BE CHARGED AS PART OF THE PURCHASE PRICE. RE TAXES WILL BE PRORATED ON SETTLEMENT DAY. TRANSFER TAXES WILL BE DIVIDED EQUALLY BETWEEN BUYER & SELLER. ANY TESTING MAY BE DONE PRIOR TO AUCTION DATE AT POTENTIAL BUYER'S EXPENSE. OTHER TERMS MADE KNOWN DAY OF AUCTION

TO VIEW CALL:

DEE WATKINS 570-337-5677 or OFFICE 570-546-6907

**\*\*\*\* ALSO SELLING FORD 7600 DIESEL TRACTOR,  
OPEN STATION W/ LOADER, 1-OWNER\*\*\*\***



1515 Kepner Hill Rd.

Muncy, PA 17756

570-546-6907 | [fraleyauction.com](http://fraleyauction.com)





**AUCTION**  
Est. 1952  
**FRALEY**  
COMPANY, INC.  
LIC. AY001971

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