

# PUBLIC REAL ESTATE AUCTION

## 22 ACRE HORSE FARM

{IN THE BEAUTIFUL ENDLESS MOUNTAINS}

2341 CHERRY FLATS ROAD  
MANSFIELD PA (TIOGA COUNTY)

**DECEMBER 15, 2023 1:00PM**



CONSISTS OF 10 ROOM, 4 BEDROOM, 2 STORY FARM HOUSE, 2 BATHS, WELL & SEPTIC, GOURMET KITCHEN, GRANITE COUNTER TOPS, METAL ROOF, UPDATED ELECTRIC. BARNs HAVE 7 STALLS & BIRTHING STALL & ELECTRIC, FENCE PADDOCKS THROUGHOUT & WATERERS. PROPERTY ALSO HAS A LARGE POND STOCKED WITH FISH. PLUS SO MUCH MORE.



1515 Kepner Hill Rd.  
Muncy, PA 17756  
570-546-6907 | [fraleyauction.com](http://fraleyauction.com)

TERMS: \$25,000 down day of auction in certified funds. Balance in 45 days. 10% buyer's premium. Sold subject to immediate owner's confirmation. RE taxes will be prorated as day of settlement. Transfer taxes will be divided equally between buyer & seller. All other terms made known day of sale

AMAZING COUNTRY SETTING BUT YET CLOSE TO WELLSBORO & MANSFIELD

***(HORSE LOVERS HERE IS YOUR PROPERTY)***

MORE INFO & VIEWING CONTACT: DEE WATKINS: 570-337-5677