

PUBLIC AUCTION

BEAUTIFUL 48 ACRE HORSE FARM

~If you want the near perfect horse place~
This is it !

Located at 53 Bartlow Drive, **HUGHESVILLE, PA**
(PICTURE ROCKS AREA) LYCOMING COUNTY

Saturday, **DECEMBER 16, 2023 1:00 PM**

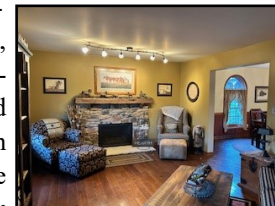
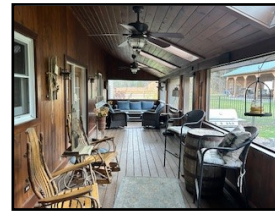
Consists of approx 48 acres in 3 parcels located at the end of Picture Rocks, bordering Bartlow Drive, Boston Road & Cemetery Rd. (Tax parcel #'s 46-3340-010102-000, 0101M-000, 0101G-000). Zoning is Residential, Ag w/ Building & Vacant Land. OG-M's on 2 parcels, but not owned on 3rd parcel. 2800 sq ft 4 bedroom, 3 bath home, built in 1990's, & completely remodeled inside & out since 2012, including new windows, siding, soffit, & gutters w/gutter guards. Home has ceramic tile LVT, hardwood & carpet. Kitchen has Corian counter tops, & appliances. All bath rooms have been remodeled & upstairs baths have ceramic tile. Master bath has a whirlpool tub, huge Master bedroom. Full basement w/half finished w/carpeting & pine plank walls. New water heater, Central Air, Propane heat, 2 propane fireplaces w/stone. Beautiful enclosed back porch w/ brand new aluminum fenced area & real stone sidewalks. Two stall oversized attached garage w/above storage area. Paved driveway & underground electric. Onsite well & septic. Approx 7 acres of fenced pasture w/6 stall horse barn. Each stall has individual ceiling fans, elec outlets, for water buckets. There is a tack room, feed room, breeding stocks, & insulated 2 dog kennel. Large riding ring. Huge enclosed garden w/ garden shed containing apple trees, raspberry, blackberry bushes, strawberries & asparagus. Beautiful enclosed bar w/covered deck built in 2020 over looking half acre stocked pond with fountain, Large 4 bay RV barn & smaller equipment barn. Whole property back-up generator installed in 2022. Property is half open & half wooded w/horseback or ATV trails. Some saleable timber.

THIS PROPERTY IS READY TO MOVE INTO

NOTE: This is one of the finer properties we have offered for Auction in a long time, This property has it all. The Lewis's are moving South prompts this sale.

Sellers are very motivated. Come prepared to buy.

**TO VIEW THIS PROPERTY WITH UNLIMITED POTENTIAL CALL
AUCTION CO. OR MELINDA AT (570) 337-0105**



REAL ESTATE TERMS: \$75,000 down in certified funds day of sale, balance in 60 days. 6% buyers premium. Subject to immediate confirmation. RE Taxes prorated, transfer taxes divided between buyer & seller. Any testing may be done prior to Auction date at potential buyers expense. Other terms made know day of sale.

Owners:
Scott & Melinda Lewis



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