

PUBLIC AUCTION

Located at 747 Big Run Road
Morris, PA

OREGON HILL AREA



Saturday, **July 20**, 2024 1:00 PM

52 Acre Northern Lycoming County Real Estate

Very Nice setting - Semi private location

Sells absolute at \$500,000 or more.

This is a one of kind property! 52 acres in a very desirable area, only 4 miles to Blackwell access area of Pine Creek Rail-Trails and the Pa Grand Canyon. Near Ski sawmill & Oregon Hill Winery. The 2 1/2 story, 5 room house that has been completely remodeled with Mountain Stone fireplace, new kitchen, back porch overlooking property. Incredible 10 stall horse barn with hay storage in an attached bank barn. Another bank style livestock barn w/ covered feed area and hi tensile fencing to the pastures. Also spring fed fish hatchery with creek running thru property. Also a large equipment or storage shed. State Game lands & 4 wheeler & snowmobile trails close by. Located in Lycoming County, Pine Twp, Wellsboro School District.



FOR QUESTIONS OR TO VIEW CALL DEE WATKINS (570) 337-5677

Must see to appreciate - Sellers are very motivated - Must see property

REAL ESTATE TERMS:

\$50,000 down day of sale in cash or certified funds addressed to Fraley Auction Co.,

Balance at closing within 60 days. 6% buyers premium. RE taxes prorated day of settlement. Transfer Taxes divided equally between buyers & sellers. Any inspections can be made by a potential buyer at their expense prior to the Auction.



1515 Kepner Hill Rd.

Muncy, PA 17756

570-546-6907 | fraleyauction.com