

# PUBLIC AUCTION

## Schweitzer Retreat (Northern Lycoming County)

Located on premises at 272 Schweitzer Road, HUGHESVILLE, PA (Picture Rocks Area)

# BLACK FRIDAY, NOVEMBER 29, 2024

1:00 PM

**SECLUDED 44 ACRE MOUNTAIN TOP RETREAT**

**GREAT HUNTING AREA - FANTASTIC VIEWS**

**A MUST SEE - TO APPRECIATE**



Consists of 44 acres mostly wooded land on Foust Hill overlooking Picture Rocks & the Muncy Valley. On the right day you can see 5 different counties. Located on a dead end drive with all land being in the Boro. of Picture Rocks & bordering Little Muncy Creek.

(Great Fishing & Hunting Area)

Erected thereon a Stunning (approx. 4000 sq ft) 4 bedroom, 2 story, 3 bath home, very large kitchen with additional pantry, double doors open unto the back deck. 2 Large great rooms, poured concrete basement that could be finished, central air and a area that would be perfect to build small barn. Also a 2 car garage/workshop, with a large additional living area/game room, and a bedroom. Small shale pit. This is a hunters paradise and has hookups for water & sewer for campers. East Lycoming School District

OPEN HOUSE Saturday, NOVEMBER 9th  
From 11:00 AM TO 1:00 PM

FOR MORE INFO OR TO VIEW CONTACT

**DEE WATKINS (570) 337-5677**

**SELLS AT ABSOLUTE AUCTION @ \$600,000 OR MORE.**

**RE TERMS:** \$75,000 down day of sale in certified or guaranteed funds, balance in 60 days. 6% buyers premium to be applied to purchase price. Transfer taxes divided equally between buyer & seller. RE Taxes prorated day of settlement. Other terms made known day of sale. Any testing may be done prior to sale day at the potential new buyer's expense.



**1515 Kepner Hill Rd.**

**Muncy, PA 17756**

**570-546-6907 | fraleyauction.com**

