

# PUBLIC AUCTION



## 47 ACRES OPEN LAND WITH MUNCY CREEK FRONTAGE

Signs off Rt 220 just N of Hughesville, PA at Angus Inn

**Saturday, February 1, 2025** 1:00 PM

**Attention!!!!**

Farmers-Developers-Builders

Lycoming County - Wolf Township - - Very productive creek bottom ground

47.42 acres in Wolf Township, Lycoming County

Tax parcel # 59-354-134.C

Zoned Residential-Suburban

Allowing multiple options for residential development

Offers approximately 7/10's of a mile of paved road frontage

along Price Road & Penn Drive

4/10th mile Little Muncy Creek frontage

Public water and sewer nearby

Previous perc site approved

Continued Agriculture Use permitted

Highly productive soils and flat ground, easy to farm

Oil, gas and mineral rights will convey



1515 Kepner Hill Rd.

Muncy, PA 17756

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

**RE TERMS:** \$35,000 down in guaranteed funds day of sale, balance in 45 days. 6% buyers premium to be applied to purchase price. RE transfer taxes divided equally between buyers & seller. Subject to immediate confirmation. Other Terms made known day of sale.

**For more info or to view contact: Dave Williams- Associate Broker**

**Keller Williams Advantage Realty**

**570-971-0371 Cell ~ ~ 570-326-3333 Office**