

# REAL ESTATE AUCTION

## 60 ACRE ORGANIC CROP FARM

(A must see - To appreciate )

Located 7245 Musser Lane, Watsonstown, PA (Midway between Montgomery & Dewart)

Tuesday Evening, **APRIL 29**, 2025

**Starting 6:00 PM**



Consists of 60 acres certified & preserved organic crop farm , app. 50 acres of gently rolling highly productive farm land, (some presently used at pasture) . 8+/- woodland containing a good amount of mature black walnut trees -balance is home & building site. Stream frontage offers opportunity for small crop irrigation.



Located in Delaware Twp., Northumberland Co. (**Warrior Run School & White Deer Church Districts**). Erected thereon a 2100 sq ft historic brick farmhouse, 3 bedrooms, 2 full baths, generous size rooms, oil hot water baseboard heat, onsite well & septic systems.



Also 2 story bank barn with horse stalls, loafing area & run in shed. Pole shed with attached garage and workshop, 8 stall horse barn, pole shed with outdoor wood furnace, and a 11,000 bushel GSI grain bin set up for bin drying corn.



A great area to build chicken barns - none close by

**RE TERMS:** \$85,000 down evening of sale in certified or guaranteed funds, balance to be closed by 7-2-25. 6% buyers premium. Subject to immediate sellers confirmation. RE Taxes prorated at closing, transfer taxes divide equally between buyer and seller.

Any testing may be done at buyers expense prior to Auction day.

**For more info or to view contact:**  
**Dave Williams- Associate Broker**  
**Keller Williams Advantage Realty**  
**570-971-0371 Cell 570-326-3333 Office**  
**(There will be no Saturday showings per owner's request)**



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