



REAL ESTATE AUCTION

136 ACRE HILLTOP COUNTRY ESTATE

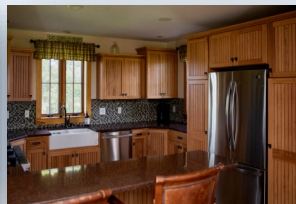
(Incredible views and private setting)



Located at 796 Ellis Artley Road, **Muncy, PA** (Pennsdale)

Tuesday Evening, June 17, 2025

6:00 PM



The 136.75 acre farm consists of approximately 75 acres of gently rolling, highly productive farm land, 52 acres of woodlot with former gravel quarry and large pond with the balance home and building site. There are multiple trails throughout ideal for enjoying the great outdoors. Abundant wildlife too! The 2200 sq ft home, completely renovated down to the studs in 2009, offers 3 bedrooms, 3 baths, formal dining room, den, living room with wood burning fireplace, hardwood floors and all updated mechanicals (central air too). The kitchen is a chef's delight with custom built cabinets, granite counter tops, ss appliances, commercial gas range and multiple ovens. The backyard oasis starts with an expansive deck with gazebo, in ground heated pool and a pool house with a half bath. Enjoy the views from the wrap around front porch. Outbuildings include an impressive 2 story bank barn in excellent condition with abundant room for all the critters and toys and a large wagon shed/garage. This farm is loaded with modern features and country charm- a must see property!

Real Estate Terms: \$100,000.00 down in guaranteed or certified funds, balance at closing within 60 days. 6% Buyers Premium. Sells subject to owner's immediate confirmation. RE Taxes prorated at closing, transfer taxes divided equally between Buyer and Seller. Other Terms made know day of sale

For more info or to view contact:

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