

2 PARCEL CLINTON COUNTY REAL ESTATE AUCTION

857 TOTAL ACRES

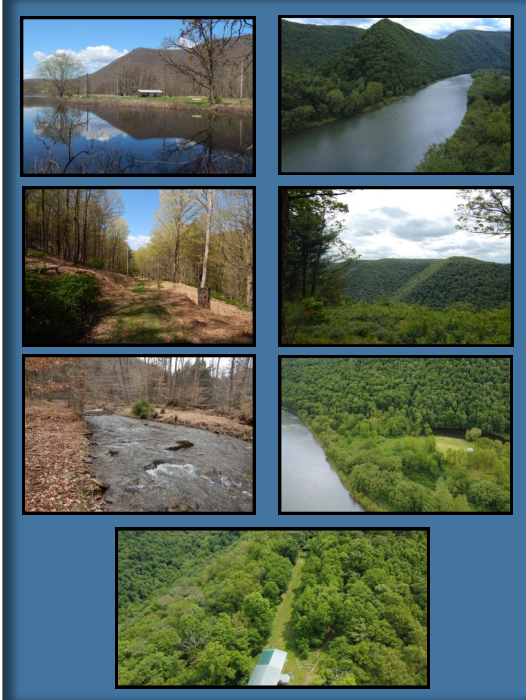
Saturday, JULY 26, 2025 AT 1:00 PM

Both Parcels will be Auctioned from the BMC/STELLFOX POND PAVILION

1001 Pine Street Extension, RENOVO, PA 17764

Chapman Twp. ~ Clinton Co.

BOTH PROPERTIES BORDER DCNR STATE LAND ~ (SPROUL STATE FOREST)



Parcel # 1 - 552 Acres at 1001 Pine Street Extension, Renovo

- Beautiful, pristine pond and pavilion with fireplace
 - **Over 2 miles of undeveloped frontage on the Susquehanna River**
 - Access from the PA Fish & Boat Comm. North Bend boat launch
 - Scenic trails and natural area
 - Public water, public sewer & natural gas at adjoining property- electric already available on site
 - Abundant wildlife and mature marketable timber
 - Property borders DCNR- Sproul State Forest
- A survey has just been completed and the access to parcel #1 is from Pine Street Extension at the Bucktail Medical Center**

Parcel # 2 - 305 Acres at 1336 Caldwell Ridge Trail, Renovo

Borders Parcel #1 and Sproul State Forest

**Two high quality trout streams flow through the property
(Boggs and Caldwell Run)**

- Features a rustic shelter and a 300 yard shooting range
- Many ridge top views and multiple ATV trails throughout
- Established food plots, blinds and abundant wildlife
- Mature marketable timber

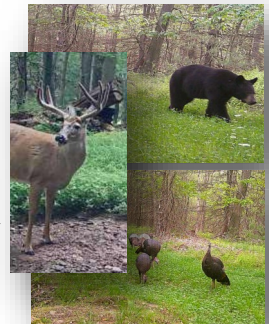
**Survey has just been completed, the
property access is from Grugan Hollow
Road to Caldwell Ridge Trail**

**Many other recreational opportunities nearby such as Hyner State Park, Kettle Creek
and the Northcentral Regional ATV Trail (over 600 miles of roads and trails)**

**THIS IS AN INCREDIBLE, ONCE IN A LIFETIME OPPORTUNITY TO OWN
A RECREATIONAL PARADISE LIKE THIS
IN THE HEART OF THE PA WILDS !!**

Great Hunting (Turkey, Deer, Bear) Fishing, Hiking, ATV, Boating, Snowmobiling, Relaxing

~~ IT HAS IT ALL!! ~~



TERMS: Parcel #1: \$100,000 down day of sale, Parcel #2: \$75,000 down day of sale in **certified or guaranteed funds**. 6% Buyers Premium. Sells subject to owner's confirmation. RE Taxes prorated at closing, transfer taxes divided equally between Buyer and Seller. Other terms made known day of sale. 1% Broker Participation offered - terms apply.

For more info or to view contact:
Dave Williams - Associate Broker
Keller Williams Advantage Realty
570-971-0371 Cell
570-326-3333 Office



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



PARCEL 2- 305 ACRES

PARCEL 1- 522 ACRES

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
SPOUL STATE FOREST- PUBLIC LAND