

REAL ESTATE AUCTION
61+ ACRE NITTINGER FAMILY FARM
2110 NORTHWAY ROAD, WILLIAMSPORT PA
LOYALSOCK TOWNSHIP ~ LYCOMING COUNTY
SATURDAY, FEBRUARY 7, 2026

1:00 PM Held on Site at 2110 Northway Road

PROPERTY TO BE OFFERED IN 3 PARCELS



One of the last undeveloped offerings
along 4 mile drive in Loyalsock Twp.

PARCEL 1- 16.29 ACRES

Frontage on Four Mile Drive and Fairview Road
Zoning is A-O (Apartments, Offices, Residential, etc.)
Public water, sewer, natural gas available
A "CROWN JEWEL" parcel ready to be developed



PARCEL 2- 1.28 ACRES

Frontage on Fairview Road (west side)
Zoning is A-O (Apartments, Offices, Residential, etc.)
Public water, sewer, natural gas available
A "GREAT LOCATION" for a new home(s)



PARCEL 3- 44.92 ACRES

Frontage on Northway Road, Clarion Drive, etc.
Mature timber & fields with sweeping valley views
Zoning is R-U (Residential- Urban)
Borders Cameo Estates, Hidden Valley & Clarion Heights
Existing 2-bedroom, 1 bath farmhouse w/ public utilities



REAL ESTATE TERMS:

PARCEL 1- \$100,000. down in certified or guaranteed funds day of auction, balance in 45 days

PARCEL 2- \$10,000. Down in certified or guaranteed funds day of auction, balance in 45 days

(Parcels 1 and 2 will be offered separately and then in combination)

PARCEL 3- \$75,000. Down in certified or guaranteed funds day of auction, balance in 45 days

A 6% Buyer's Premium will be charged, RE taxes prorated day of closing, transfer taxes divided equally between Buyer & Seller and any testing may be done at potential Buyer's expense prior to Auction date. Subject to Owner's immediate confirmation

For more info
to view or terms contact:
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