

**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



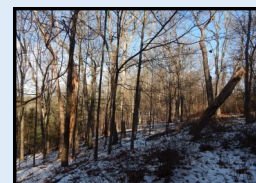
**PARCEL 2- 1.28 ACRES**

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:  
**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](http://fraleyauction.com)