

PUBLIC REAL ESTATE AUCTION

30 ACRE RIVER BOTTOM FARM
698 OLD FORT ROAD, JERSEY SHORE, PA 17740
NIPPENNOSE TOWNSHIP, LYCOMING COUNTY

TUESDAY, AUGUST 25, 2026 6:00 PM - Auction Will Be Held Onsite

PARCEL #1 20.23 Acre Farmette

Updated farmhouse with 4 bedrooms, 2 full baths, 2 story garage, former pig farrowing barn, pole shed-ideal for livestock run in and equipment storage. 15 Acres of highly productive farmland- an ideal location for small crop vegetables



PARCEL #2

4.97 Acres on Incredible Antes Creek

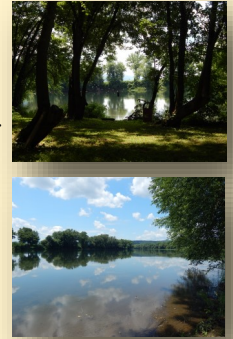
No better location than this for the lover of the outdoors! Multiple dry campsites both on Antes Creek & the Susquehanna River. Beautiful deck overhanging the creek at the AMAZING RAILROAD CROSSING. Incredible fishing on the creek and the river. YOUR PRIVATE PARADISE



PARCEL #3

4.50 Acre Susquehanna River Lot

Privacy on the river just below Antes Creek discharge, easy access off of River Mill Road. Dry campsite is already established, pack up the gear & enjoy the beautiful Susquehanna



PROPERTY TO BE OFFERED IN 3 PARCELS AND THE ENTIRETY REAL ESTATE TERMS:

PARCEL 1- \$40,000. Down payment in certified or guaranteed funds day of Auction

PARCEL 2- \$25,000. Down payment in certified or guaranteed funds day of Auction

PARCEL 3- \$10,000. Down payment in certified or guaranteed funds day of Auction

IF PURCHASED IN THE ENTIRETY- \$75,000. Down payment in certified or guaranteed funds day of Auction

Down payment to be payable to Fraley Auction Co, Inc.- balance due at Settlement within 60 days. A 6 % Buyer's premium will be charged, RE taxes to be prorated to day of Settlement, Transfer Taxes divided equally between Buyer and Seller. Any inspections may be done at potential Buyer's expense prior to the Auction. Subject to Owner's immediate confirmation. Other terms made known day of Auction. Broker participation being offered.

For more info
to view or terms contact:
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Keller Williams Advantage Realty
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