



SATURDAY, SEPTEMBER 5, 2026

REAL ESTATE, HOUSEHOLD GOODS, MODERN FARM EQUIPMENT

(Owner's are relocating prompting this Auction)

STARTING AT 10:00 AM WITH HOUSEHOLD GOODS, SMALLS & FARM EQUIPMENT
REAL ESTATE TO BE OFFERED AT 12:00 PM- NOON

2 ADJOINING FARMS (168 ACRES) & 3rd HOME ON 1.58 ACRES

PARCEL 1- 582 Mills Hill Rd- 68.95 Acre farm features:

Approximately 40 acres tillable/pasture & 26 wooded, 4 Bedroom, 2 bath updated farmhouse, 32 stall bank barn w/ milk house & gutter cleaner, 16' x 60' stave silo w/ Patz unloader, 3 ton Farmer Boy feed bin w/6" auger. Equipment shed, run in shed & misc. others. Fenced pastures & stream



PARCEL 2- 533 Round Top Rd- 99 Acre farm features:

Approximately 48 acres tillable/pasture and 50 wooded, 4 Bedroom, 1 bath updated farmhouse, 2 story, 3 bay garage with workshop. Combination equipment and horse barn, Run in shed in fenced pasture with stream

PARCEL 3- 607 Mills Hill Rd- Home on 1.58 acres features:

2 Bedroom, 1 1/2 bath rental farmhouse, Small barn/storage shed, Field and stream

Auction for all 3 parcels and personal property to be held onsite at 582 Mills Hill Rd, Wellsboro, PA

REAL ESTATE TERMS:

PARCEL 1- \$50,000 Down payment in certified or guaranteed funds day of Auction

PARCEL 2- \$50,000. Down payment in certified or guaranteed funds day of Auction

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

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.

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