

LAND AUCTION



218.7 AC± | 4 TRACTS | LYCOMING CO, PA

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/27/25 **AUCTION TIME:** 5 PM ET

AUCTION HELD AT: AMERICAN LEGION, 76 N MAIN ST, HUGHESVILLE, PA 17737

PROPERTY PREVIEW: 10/8/25 | 2-6 PM AT 2652 STATE ROUTE 42, UNITYVILLE, PA 17774

Don't miss this exciting opportunity to purchase a farm with a wide variety of potential uses, located at 2652 State Route 42, Unityville, PA. Being offered in 4 individual tracts, the property combines productive tillable farmland, wooded acreage, recreational opportunities, and a farmhouse ready for renovation. Buyers will have the flexibility to purchase one tract that fits their needs or combine multiple tracts to expand their vision.

The land offers excellent road frontage and easy access, with a strong mix of open cropland and quality timber. Whether you are looking for a large hunting property with trails and a creek, smaller parcels with a balance of woods and tillable ground, or a country home on acreage, this farm provides something for everyone. The gently rolling topography and scenic views also create multiple ideal locations for building a home, cabin, or weekend retreat.

With tracts ranging in size from 10 to 141 acres, this auction presents a rare chance to acquire land in the desirable Unityville area of Lycoming County. The diversity of the property makes it appealing to farmers, investors, hunters, and anyone seeking a rural lifestyle in a beautiful setting.



TRACT 1 DESCRIPTION:

53.3± acres. This productive tract offers approximately 37 acres currently in crop production, making it an excellent choice for farmers or investors. With over 1,500 feet of road frontage along SR-42, it provides outstanding access and multiple entry points. The land also features several ideal home sites with sweeping country views, giving buyers the option to build a residence while still maintaining agricultural use.

TRACT 2 DESCRIPTION:

16.3± acres. Situated on the east side of SR-42, this diverse parcel includes roughly 8 acres of tillable land currently in row crop production, with the balance consisting of mixed hardwood forest. The combination of open and wooded ground makes it a versatile property for small-scale farming, recreation, or a rural building site. With convenient road access, it's well-suited for a weekend retreat or an add-on to an existing farm operation.

TRACT 3 DESCRIPTION:

141.75± acres. The largest of the four tracts, this property is primarily wooded with gently sloping terrain and excellent wildlife habitat. Approximately 22 acres were in row crop production in 2024, providing a nice blend of open and timbered ground. A trail system winds throughout the property, and a creek runs through the land, enhancing both its recreational and aesthetic appeal. With about 1,200 feet of frontage along SR-42, this tract sets up well for hunting, outdoor recreation, or building your dream home or cabin in a private setting.

TRACT 4 DESCRIPTION:

10.4± acres. This smaller tract features a 2,160± sq. ft. farmhouse with five bedrooms, offering the opportunity to restore and create a charming country residence. The home needs renovation, but it provides great potential for those willing to put in the work. The acreage includes tillable ground that can remain in production or be incorporated into a homestead layout. With its manageable size, road frontage, and farmhouse, this tract is an excellent entry point for someone looking for a home on acreage.



Tract #:	All Tracts
Soil Types:	Leck kill channery silt loam, Lackawanna channery silt loam, Leck kill channery silt loam
Soil PI/NCCPI/CSR2:	NCCPI 54.06
CRP Acres/Payment:	No CRP
Taxes:	RE taxes prorated to close: Buyer to pay full transfer tax
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2025
Survey Needed?:	Seller will pay for survey
Brief Legal:	218± acres located 2652 State Route 42, Unityville, PA, 17774
PIDs:	PID 13-3370016000000 Lycoming Co, PA
Lat/Lon:	41.27487, -76.52523
Zip Code:	17774

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
LEVI RENTZEL, AGENT: 717.668.4806 | levi.rentzel@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions, LLC, Lic AY002498 | Broker, Jack John Brown, Lic RM424902 | Monte W Lowderman, Auctioneer, Lic AU005417 | Levi Rentzel, Land Specialist for Whitetail Properties Real Estate, LLC, 717.668.4806

TRACT 4
10.4
ACRES ±

TRACT 3
141.75
ACRES ±

TRACT 1
53.3
ACRES ±

TRACT 2
16.3
ACRES ±

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