

PUBLIC AUCTION

170+/- ACRES OF RIVERFRONT WOODLAND

LOCK HAVEN AREA GRUGAN TOWNSHIP, CLINTON CO.

SATURDAY, DECEMBER 13, 2025 @ 12 PM



DIRECTIONS: From Lock Haven take Rt. 120 West for 16 miles to property on both sides of the road. Property surrounds and is across the road from the scenic parking area on right.

PROPERTY FEATURES:

- Prime Pennsylvania deer, turkey and bear hunting.
- Estimated nearly 1.5 miles of frontage on the west branch of the Susquehanna for fishing.
- Estimated 5,400 ft. of road frontage.
- Gas, oil and mineral rights included - Oil producing properties nearby.
- Land has not been timbered for 25+ years.
- Scenic mountain and river views.

NOTE: Route 120 is a designated Pennsylvania Scenic Byway, known as the Bucktail State Park Natural Area, for a large stretch in Clinton and Cameron Counties. This scenic drive offers beautiful views of the river and surrounding mountains. Historically, the road follows the course of the ancient Sinnemahoning Path, a trail used by Native Americans. Don't miss this excellent opportunity to purchase 170 acres of hillside woodland with approximately 1.5 miles of frontage on the West branch of the Susquehanna river. Zoned Rural Forest. Taxes: \$605.21.

OPEN HOUSE: Property can be viewed anytime at your convenience. For additional information call or text Travis at 717-725-7274 or Merle at 484-256-0855.

TERMS: 10% down day of sale; balance on or before 60 days. Glick, Goodley, Deibler and Fanning, LLP.

SEE AERIAL ON BACK

Merle Eberly, Auctioneer
Steven Newswenger, Apprentice Auctioneer
Pete Sensenig, Auctioneer
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS -



Don't miss an excellent opportunity to purchase this scenic parcel of land, abundant in wildlife and prime for PA deer, turkey and bear hunting and 1.5 miles of Susquehanna River frontage for fishing! Gas, oil and mineral rights included and the land has not been timbered in over 25 years!



AUCTIONEERS - REALTORS - APPRAISERS

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