

# LYCOMING COUNTY REAL ESTATE AUCTION

Friday, October 6, 2023 @ 3:00 p.m.

Farmhouse & Outbuildings • Gas Wells w/ Lucrative Lease  
180+/- acres • Tillable & Wooded

7606 Rose Valley Rd Trout Run PA ~ Lycoming County



**Directions:** From Trout Run take 14 N to right on Field Station Rd to right on Rose Valley Rd.

Excellent opportunity to own a farm with an active gas well and a current high-production gas lease in a scenic setting near Rose Valley Lake. The property consists of two parcels totaling approx. 180 +/- acres. The land consists of about 90 acres of woodland with excellent hunting close to state game lands with lots of trails throughout.

There is an older farmhouse, bank barn, shop, silo, pond, and tillable acreage as well.

Income from gas well has a yearly average of \$251,500 over the last 5 years. This

outstanding property is not far from Williamsport and with permits to drill two additional gas wells – it could be the investment opportunity you've been looking for!

**Lycoming County – Gamble Twp**

**Clean & Green Taxes: \$4090**

**Open House Date:** August 31, 2023 from 4-6:00 p.m. and Sept. 2, 2023 from 10:00 a.m.-noon

**Terms:** \$80,000 deposit day of auction. Buyer pays 2% transfer tax. Settlement 60 days or before. 1% Broker participation offered to Realtors with buyers. Realtors must pre-register buyers to receive 1%.

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com)

**BEILER-CAMPBELL**  
AUCTION SERVICES



AY# 002026

[www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • 888-209-6160

**Auctioneers:**

Matt Bergery AA #019473 Ph: (570)-412-0304

Jake Yoder AU #005851 Ph: (717)-513-5386

Attorney: Jonathan L. DeWald

Ph: (570)-326-6555

Seller: Thomas E. Smith







For more information, pictures and forms go to: [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) or [www.GoToAuction.com](http://www.GoToAuction.com)

**BEILER-CAMPBELL**  
**AUCTION SERVICES**  
[www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • 888-209-6160



**Auctioneer:** Jake Yoder AU #005851  
 Ph.: (717)-513-5386  
**Matt Bergey** AA #019473  
 Ph: (570)-412-0304  
**Attorney:** Jonathan Dewald  
 Ph: (570)-326-6555

