



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

SECLUDED TIOGA COUNTY CABIN ON 6+ ACRES



Monday, May 24, 2021 • 6PM

**239 CARPENTER LN.
ROARING BRANCH, PA 17765**

This Tioga County cabin is nestled away on a secluded, **6.27-acre** wooded lot approximately 30 minutes from the PA/NY border, close proximity to the Susquehannock State Park, and bordering State Game Lands. **The interior of the cabin** features a living room with wood burning stove, eat-in kitchen, family room, and 2 bedrooms. **Additional amenities** include a wrap-around porch connecting both decks, one of which has a screen-in portion; unfinished addition to the cabin, additional building/shop, large outhouse, and storage shed. **Personal property on premises at time of the auction will be included.**

Auction for: Larry L. Wanner Est.
Attorney: Gibbel, Kraybill, Hess

Open Houses: Sat. May 15, 11am – 3pm
Or Call For An Appointment

For information about financing call 717-664-5238

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 45 days.
Announcements made on day of sale take precedence over advertised information.

JOHN M. HESS AUCTION SERVICE 717-664-5238 or 877-599-8894 HESSAUCTIONGROUP.COM
AY000253L



Square Footage:

Lot Size: 6.27 acres

Year Built: 1989

Heating/Cooling: Wood Burning Stove

Zoning: Rural

Taxes: Approx. \$1,200 yearly / **HOA:** <\$200 yearly

School District: Southern Tioga SD

Township: Hamilton Twp.



LENDERS

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