

## SECLUDED TIOGA COUNTY GETAWAY

**Fri. May 10, 2024**  
**3pm Personal Property**  
**6pm Real Estate**

**3093 CUMMINGS CREEK RD.**  
**TIOGA, PA 16946**


**N**estled on a 1.21 acre lot, approximately an hour from State Game Lands 64 & 208, this quaint and secluded one-bedroom home boasts the perfect opportunity for a seasonal getaway, hunting lodge or affordable home. **The second story living space** is set over the oversized two-garage and features a living room, kitchen, bedroom and full bathroom. **Additional amenities** include a 20x24 barn, perfect for storing recreational toys and/or equipment; laundry & utility room on first floor, covered concrete patio off the back of the garage, and minutes from Route 49 & the New York state line, half an hour from Corning, NY.



**Open House: Sat. May 4, 11am-2pm**



### FEATURES

 1.21 ACRES

 APPROX. 20 MIN. FROM WELLSBORO & MANSFIELD

**\*MORE PERSONAL PROPERTY  
DETAILS ON THE BACK\***

Auction for: Stephen G. Williams Est.  
Attorney: Tom Gish

**LEAD AUCTIONEER: John M. Hess**



 717-664-5238 or 877-599-8894

 [www.hessauctiongroup.com](http://www.hessauctiongroup.com)

 [contact@hessauctiongroup.com](mailto:contact@hessauctiongroup.com)

**Type:** 2-Story  
**Construction:** Frame  
**Exterior:** Vinyl Siding  
**Roof:** Single  
**Garage:** 2.5 Car Garage, Opener  
**Square Footage:** 860sq. ft.  
**Lot Size:** 1.21 acres  
**Year Built:** 2003

**Heating/Cooling:** Gas Forced Air Heat / Central Air  
**Water/Sewer:** Well / Septic  
**Electric:** 200amp  
**Zoning:** Residential  
**Taxes:** \$1,445  
**School District:** Northern Tioga SD  
**Township:** Farmington Township

### First Floor:

**Garage:** 26x28, Concrete  
**Utility Room:** 8x19, Vinyl  
**Foyer:** 5x8, Tile

### Second Floor:

**Living Room:** 19x15, Laminate Wood  
**Kitchen:** 8x11, Laminate Wood  
**Master Bedroom:** 12x16, ready for new carpet or flooring  
**Full Bathroom:** 7x8, Tile

### Exterior:

20x24 Barn

**\*All Measurements Are Approximate\***

**Vehicles:** 1969 International DumpTruck, 238 Detroit Diesel (runs, frame solid), 1988 Cadillac Coupe DeVille (starts)

**Equipment:** 19.5 hp Craftsman lawn tractor & wagon, Craftsman spreader, Lawn Thatcher attachment, Lawn Rake/spreader attachment, 6.5 hp /26 ton log splitter, 3 hp Craftsman air compressor (runs), Troy Bilt Horse Rototiller (runs, gas tank leaks), Smith's AC Welder, Honda Generator (needs TLC), 580E Case backhoe bucket, teeth & wheels, Bell & Howell School model 34 Oscilloscope,

**Tools (lots of mechanics tools):** 1' drive & 3/4' drive socket sets, Craftsman tool chests, DeWalt Radial Arm Saw, Lots of wrenches, Socket sets, Screw drivers, Long handle garden tools, Cable cutters

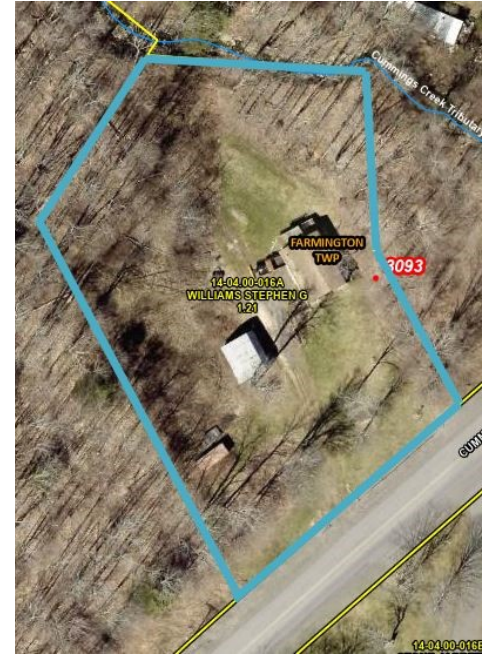
**Furniture:** Lane Cedar Blanket Chest, Oak Chest of drawers, Dark Pine Bedroom & Livign Room furniture, Lamps, Gun Cabinet, Kratzke Swing - lawn swing

**Household:** Cast Iron Dutch Ovens, Cast Iron Fry pans, Kitchen Aid Mixer, Copper Cookware set, Pfaltzgraff Remembrance Pattern dishes, Camping accessories, Canister Vacuum (HEPA filters), Pressure Cooker, Canning jars & supplies

**Electronics:** Samsung flat screen TV, 33 & 45 Vinyl Records, Walkman cassette player, Stereo & Recording Equipment, Slide projector, 8 mm Movie projector

**\*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.



### LENDERS

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