

PUBLIC Auction

Saturday, August 15 @ 11 AM

In the Village of English Center, Turn off SR 287 onto Westphal Road to 51 Westphal Road, Waterville, Pine Twp, Lycoming County, Pa

Country Home on 1.4 Acres

3 Bedroom Ranch Style Home: Nestled in the Majestic Rural Setting on 1.42 Acres in Pine Creek Valley, Offering the Perfect Blend of Rural Tranquility & Convenient Access to Local Amenities. Open Concept Modern Kitchen, Dining Room & Welcoming Living Room. Sizeable Kitchen w/Plenty of Cabinetry, selling with Refrigerator, Flat Top Stove, Oven, Microwave & Dishwasher; Dining Room with Stone Face Fireplace with Wood Stove Insert; Living Room with Picture Window Providing Plenty of Natural Light. Laundry Room with Utility Sink; Master Ensuite Bath with Accessible Shower; Second Bathroom is a Full Bath; Enclosed 3 Season Porch with Replacement Windows & Panoramic View of the Peaceful Mountains & Maybe get a Chance to Watch a Passing Thunderstorm or Hear the Nearby Babbling Little Pine Creek. Finished Cozy Basement having a Fireplace, Adding Warmth and Character to the Lower Level and Creating a Perfect Space for Gatherings or Quiet Relaxation. Home Office for Remote Work or Study; Workshop Space & One Car Garage; 2 Car Finished Garage with Tile Floor; Storage Shed with Overhead Door; Electric Heat; Secondary Oil Heat; Mini-Split A/C; Well & Septic; Wellsboro School District; Parcel #47-2050-0119A-000. Escape the Hustle and Bustle and Discover True Peace in this Retreat Home. Tucked away on 1.4 Pristine Acres, this Property offers the Ultimate Private Retreat. Enjoy Amazing, Unobstructed Views of the Starlit Night Skies, and the Freedom to Create your own Personal Haven. Nearby attractions include: Little Pine Creek, State Game Lands, Ski Sawmill Resort, Fishing Spots, The Pine Creek Rail Trail, Pennsylvania Grand Canyon & Quaint Town of Wellsboro, Wineries & Breweries. This property is currently listed on Airbnb & VRBO. Don't Miss this Chance to Bid on this Piece of Country Living at an Auction. Taxes: \$3,280. **To Schedule a Showing Call 570-502-3233.**
Terms: \$10,000.00 down balance within 60 days. No Buyers Premium. Prospective Buyers may conduct various property testing at their own expense prior to sale day.

The Harlan Irrevocable Residential & Income Trust

Attorney: Scheib Law Firm, 570-523-3200

HESS'S
AUCTIONEERING



Auctioneers: Lori Hess Lauver,
AU-002854-L, 570-966-2512 &
Daniel King, AA-019500-L

Photos available at www.auctionzip.com ID #2399