

# ELKLAND TWP.

SULLIVAN COUNTY, PA

## 55+ ACRE FARM <sup>IN THE</sup> SULLIVAN HIGHLANDS

484 HILL ROAD — ELDREDSVILLE



### *Marian S. Hugo Estate*

- Farmhouse • 2,616 Sq. Ft. L.A. • 2 Baths • Barn
- 40'x48' Building • Garage • Pond • 34± Acres
- Tillable • Close to SGL #12 — 24,479 Acres,  
SGL #36 — 18,987 Acres,  
Loyalsock State Forest — 114,494 Acres,  
World's End State Park — 780 Acres
- 2% Realtor Participation Invited

*Auction to be held on site*  
**Sat., June 7, 2025 at 2 PM**

**Terms:** To be sold with owner's immediate confirmation. Cashier's or certified check written to **Roan Real Estate** or cash in the amount of \$40,000 required at time of auction as down payment. **10% Buyer's Premium Charged** to be paid by purchaser as part of purchase price. Settlement made 45 days from sale date upon delivery of clear deed. Structure built prior to 1978. Buyer has option to inspect for lead paint hazards prior to auction.

**Directions:** From the intersection of State Route 87 and State Route 154 in Forksville take SR 154 north 2.1 miles to Estella. Turn right onto SR 4008 and go 2.7 miles. Turn right onto Hill Road and go eight tenths mile. See signs and farm on right.

BETTER...FASTER...MORE



SPECIALIZING IN LAND AND FARMS

### **Michael T. Roan Real Estate**

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**For an appointment to see this prime property & more information, contact Michael T. Roan at**  
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REAL ESTATE AUCTION