

# **131+ WOODED ACRES WITH LODGE**



**1351 First Fork Road**

- **2,480' on First Fork of Larry's Creek • Gas and Oil Rights Convey (*Unitized and Producing*)**
- **Offered Separate and Together • 2,340' Frontage on First Fork Road • Stone Walls**
- **New Survey • Family Owned since 1891**
- **Close to Tiadaghton State Forest (146,539 Acres)**
- **2% Realtor Participation Invited**

**Auction to be held on site**

**Sat., April 18, 2026 at 2 PM**

**Blizzard date: Sunday, April 19 at 2 PM**

**Terms:** To be sold at \$500,000 or more and with owner's immediate confirmation if less. Cashier's or certified check written to **Roan Real Estate** or cash in the amount of \$60,000 for surface and \$20,000 for gas rights if sold separately and \$80,000 if together required at time of auction as down payment. **Please, no personal or business checks. 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 prior to auction.

**Directions:** From the intersection of SR 287 and US 220 east of Jersey Shore take SR 287 north 3.5 miles. Turn left onto SR 973 West. Go nine tenths mile. Turn right onto First Fork Road and go 1.3 miles. See signs and property on right and left.

BETTER...FASTER...MORE



SPECIALIZING IN LAND AND FARMS

**Michael T. Roan Real Estate**

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Williamsport, PA 17701

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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**