

Real Estate Information:

Owners: Terri L. Gragson and Thomas L. Salsgiver

Address: 1351 First Fork Road
Jersey Shore, PA 17740

County: Lycoming

Municipality: Mifflin Township

Zoning: Agricultural and Resource Protection

School District: Jersey Shore Area

Approximate Age: 1890

Parcel #: 31-326-173

Deed Book #: 4153 **Page #:** 67-69

Approximate Parcel Size: 131.5 Acres

Approximate Living Area: 960 Square Feet

Approximate 2026 taxes: \$1,540

Property is currently enrolled in the Clean and Green program.

Property Description:

Style: 2 story frame.

First Floor: Enter kitchen area with vintage vinyl floors, wood cupboards and cabinets, Wincroft Enameled wood stove, stainless steel sink, Formica counter, Frigidaire refrigerator, electric stove, coat hangers, 2 windows, rear exterior access and access to living room with wood flooring, 4 windows and overhead lighting.

Second Floor: Exterior access and stairs leading to bedroom with carpet, coat rack, 2 windows and overhead lighting, other bedroom has wood floors, 4 windows, attic access, coat rack and overhead lighting.

Attic: Access from bedroom, walk up, floored and 2 windows.

Lowel Level: Has exterior access.

Systems:

Electric: 100 amp breakers.

Heat: Wood Stove and baseboard electric.

Hot Water Source: None.

Water: Well with hand pump (Type unknown).

Sewer: Outhouse.

Exterior: Wraparound porch with roof, asbestos siding, Thermopane windows and channel drain metal roof.

Lodge is furnished.

43+ acres is fenced for deer.

All fossil coal, iron and other ores, salt, salt springs and all the minerals contained in said land are reserved.

Property is graced by Forsythia, Black Walnut, Red Oak, Black Cherry, White Oak, Ironwood, Hemlock, Aspen, Pear, Sycamore and White Pine Trees.

Aerial map, photo's, aerial and interior videos, survey map, title search, brochure, disclosures and Natural Gas lease can be viewed online at RoanRealEstate.com.

