

# 92+ ACRES



*WEST ROUTE 973 HIGHWAY, COGAN STATION*

- 9+ Acres Tillable • 83+ Acres Wooded • Mature Marketable Timber • Oil, Gas and Minerals Convey
- Unitized and Producing • Offered Separate and Together
- Yearly Taxes \$159 • Tremendous Views • Castle Site on Top • Close to SGLs #114 (2,881 Acres)
- 2% Realtor Participation Invited

*Auction to be held on site*

**Sat., May 30, 2026 at 2 PM**

**Terms:** To be sold at \$450,000 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 \$40,000 for surface and \$10,000 for gas rights if sold separately and \$50,000 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.

**Directions:** From the intersection of Lycoming Creek Road and State Route 973 West in Cogan Station take SR 973 West 5.7 miles. See sign and property 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**