

United Country
Jelliff Auction Group

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HUGE INVESTMENT OPPORTUNITY

Susquehanna and
Bradford Counties, PA

WEDNESDAY, OCT. 30

**LIVE
AUCTION**

AT 1 PM EST

AUCTION LOCATION:

Fairfield Inn and Suites by Marriott
US Route 6

1248 Golden Mile Road, Wysox, PA 18848

United Country
Tom Mullen &
Associates, LLC
Tom Mullen, Broker
877-565-3491

United Country
Jelliff Auction
Group LLC
Randy Jelliff, Auctioneer
570-835-4214

in conjunction with:



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HUGE INVESTMENT OPPORTUNITY

Susquehanna and Bradford Counties, PA

COURT-ORDERED Lots 1-6

All parcels will convey with 100% (as owned) Oil/Gas/Mineral Rights

LOT# 1&2



Well-located adjoining parcels: 10.5± acres & 10.6± acres with small basic hunting cabin. Both parcels are wooded with frontage on year-round maintained Newman Road. Lot 2 has a single-room cabin with minimal furnishings. Located in the Talisman Dewing Production Unit.

LOT #3



22.7± acres located within a highly regarded natural gas production area with additional wellbores planned. Roughly 95% woodland along gravel road with good quality hard timber. Located at intersection of Sugar Hill and Back roads.

LOT #4



12± acres with good level parcel for future homesite. 14± acres OGM rights. Mostly open, gently rolling field with light woodland at north end. Located in township with 30 wells drilled or permitted. Considered a good gas production area.

Terms: 10% Buyers Premium • Lic #AY002118

WEDNESDAY, OCT. 30 AT 1 PM EST

LOT #5



105± acres well-located large wooded tract situate in a high producing Marcellus Shale Gas Play area. Woodland with east branch of Wyalusing Creek running through front of property. About 12± acres of fenced and gated creek bottom pasture. 38x60 five-stall horse barn with 2,280 sq. ft., tack room, insulation and 200 amp electrical service. Topography is rolling terrain. Unitized in the Knosky well unit and paying royalties monthly. Good timber value and horse barn add extra value.

LOT #6



62± acres well-situated open and wooded tract in North Western Bradford County, with future natural gas opportunities. Gently rolling fields along the road with woodland to rear of parcel. Good frontage on paved road.

LOT #7



Large upland farm with 90± acres tillable, 14± acres pasture, 100± acres woodland and 7± acres farmstead. Lordstown, Mardih and Volusia soils. The farm will be offered in the following configurations:

- Parcel (A): Recently remodeled 2,140-sq.-ft., 2-story wood frame farmhouse; 3,000-sq.-ft. wood frame gambrel roof, wood frame former dairy barn and milk house; 40x60 machinery shed; 30x40 storage shed. 14± acres farmstead and pasture.
- Parcel (B): 97± acres of open tillable hayfield with fringe woodland, large potential pond site, panoramic views of the "Valley Area" and surrounding hills.
- Parcel (C): 100± acres of woodland with good growing northern hardwood species such as red oak, rock oak, ash hard maple, soft maple and hemlock-pine and basswood. Spring-fed ravine runs through. Excellent deer and turkey hunting.
- Parcel (D): 211.7± acre farm in its entirety which includes parcels A, B, and C. All parcels sell with 100% of oil, gas, and timber rights being conveyed to buyer.

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