

McConnell Estate Auction
78 +/- Acres Real Estate & OGMs
Friday August 4, 2017
11:00 am (Real Estate @ 1:00 pm)
2021 Charleston Rd.
Wellsboro, (Tioga Co.) PA

Off Rte 6 midway between Wellsboro and Mansfield, just west of the Tioga Co. Fairgrounds.



Real Estate offered at 1:00 pm: 78 +/- acres with a 13 room farmhouse, barn and equipment shed. Public sewage on property.

Ideal for the startup of your farmette or a housing developer. Property is within 2 gas well pads w/ multiple wells, 1 pad is currently producing.

Real Estate offered for sale two ways: Real Estate with and/or without OGM rights.

Real Estate sold with Reserve and Immediate owner confirmation.



OPEN HOUSE:

Sun. July 9 2 - 4 pm
Thurs. July 20 4 - 6 pm
Sun. July 23 1 - 3 pm
or call the Auctioneer
for private appointment.



TERMS on Real Estate: \$30,000.00 down payment day of auction in Cashier's or Certified check written to Donald Roan Auctioneer or in Cash. 10% Buyer's Premium to be paid by the buyer. All inspections are at prospective buyers cost. 2% Broker participation invited with pre-registration of your client at least 3 days prior to auction. **Attorney for the Estate:** Donald Blackwell

See Many Photos of Items On Our Website ROAN.BIZ or Auctionzip

DONALD ROAN AUCTIONEER

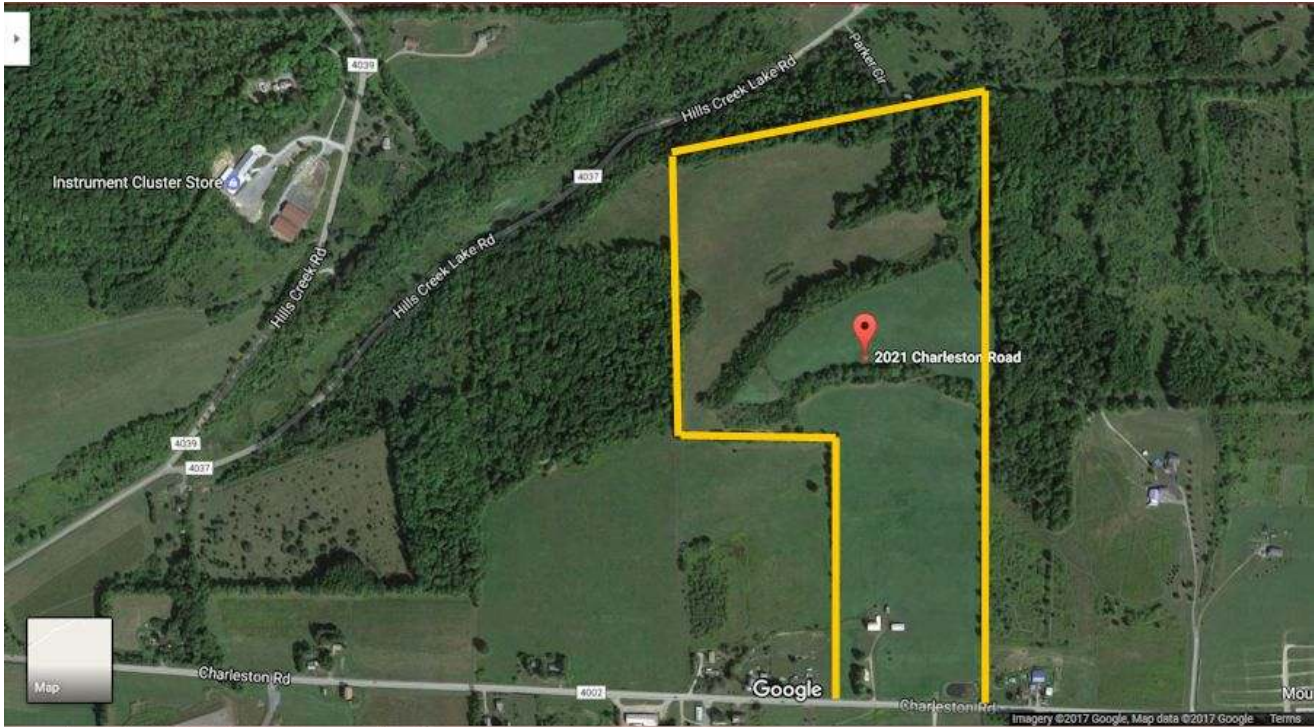
8349 Rte 414, PO Box 122, Liberty, PA

www.roan.biz or AuctionZip #3623

(570)324-2813

AU-000776-L

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[Starting at 11am]

ANTIQUES, ETC.: Small oak 3-section stack bookcase w/ drawer in base; oak oval & rectangle library tables; oak rockers & chairs; oak dresser, wash stand & cut beds; Singer treadle sewing machine; 2 child's wicker rockers; drop leaf table & chair; wooden baby buggies; wash bowl & pitcher; brass bucket; Whitmore 3-gal. crock w/ blue flower (crack); large butter bowl; wood up & down churn; Daisey glass churn; oak school house clock; red & white porcelain top table; round top trunk; lots of Pyrex; lots of unlisted items.

HOUSEHOLD: Side by side refrigerator; Kenmore HD auto washer & gas dryer; 30" Hotpoint gas stove; portable dishwasher; 19" flat screen TV; 7-pc Depression dining room suit; 2 living room suits; 3 double bedroom suits; Kimball spinet piano; Choral cord organ; mahogany kneehole desk; lamps & end stands; Lane cedar chest; kitchen table & 6 chairs; single bed; many box lots.

[Sells right after Real Estate]

FARM EQUIPMENT: Ford 3000 diesel W.F.E. & front end loader; Ford T532 Baler w/ 500 kicker (barn kept-nice); 4 kicker wagons; Ford sickle bar; Ford 3-pt. 2 row corn planter; tractor chains; New Idea mower conditioner; 3-pt harrow; older IH side rake; Massey 3-pt. 3 bottom plow; 12' drag; McCormick 13x7 drill; New Idea model 404 crusher; Shaver hydraulic post driver; Woods 5' brush hog; 32' Skeleton elevator; 7' 3-pt. back blade; two approx. 16' wire corn cribs; three 12' gates; Mueller 400 gallon stainless steel bulk tank; 4 stainless steel milkers; lots of smalls found on a farm.

TERMS on Other items: Acceptable ID required to obtain bid card. Cash, honorable check by known persons; 10% Buyer's Premium.



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~ Over ~