

## Sports Afield Trophy Property

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### **Residential/Agricultural 34.17 Acres, Lycoming County, Pennsylvania, 34.00 Acres \$695,000**

- Agriculture, Mineral Rights

Over 34 acres to call your own or subdivide what you want and sell the rest. The property is on both sides of Fairfield Church Road, 9.7 acres on the southern portion and 24.47 acres on the northern portion. The property is not in the PA Clean & Green program. No deed restrictions! All rights convey! The property is zoned Residential/Agricultural. It is an excellent area in a country-like setting but only minutes away from shopping centers and downtown Montoursville. Only 6 minutes from Geisinger Medical Center, 10 minutes from Williamsport, 10 minutes from Muncy, 12 minutes from Hughesville, and only 20 minutes from White Deer.

**Main Info**

- Street Address : Fairfield Church Rd
- Lot Size Acres : 34.00 Acres
- Postal / Zip Code : 17754
- Dwelling : No
- State / Province : Pennsylvania
- (Assessor) Parcel Number : 12-352-171.A
- County : Lycoming
- Closest City : Montoursville

## Taxes

Tax Year : 2025

Estimated Taxes per year are \$1,516.00

Property is not in the PA Clean & Green Program

## Broker Info

Bruce Kelly

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**Adventure Realty LLC**

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I am honored to be affiliated with Adventure Realty and Sports Afield Trophy Properties, serving 23 counties across Pennsylvania. Our agency operates from 7 offices with 35 full-time agents, offering buyers and sellers unparalleled professional care and attention. With 17 years of experience as a licensed Real Estate professional, I prioritize integrity, confidentiality, and respect in every client relationship. I am committed to working closely with each client, providing the time, effort, and expertise necessary to achieve the best possible outcomes. My ultimate goal is to ensure that every client is fully satisfied. I specialize in outdoor recreational properties, hunting land, farms, waterfront, and seasonal properties. My wife, Christine, and I are fortunate to live, work, and enjoy life in the scenic Williamsport and Lycoming County areas.

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