

# LAND AUCTION



## 33.82 AC± | 1 TRACT | LYCOMING CO, PA

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 6/9/26 **AUCTION TIME:** 1 PM ET

**AUCTION HELD AT:** ON-SITE, 1360 PINE RUN RD, LINDEN, PA 17744

**PROPERTY PREVIEW:** 5/20 | 3 PM TO 5 PM AND 5/27 | 3 PM TO 5 PM AT  
1360 PINE RUN RD, LINDEN, PA 17744

Welcome to 1360 Pine Run Road in Linden - a peaceful 33.82± acre farmette nestled in the scenic countryside of Lycoming County, offering some of the most breathtaking views you'll find anywhere. From almost every window, you'll take in rolling hills, open pasture, and wooded ridgelines. From the wraparound covered front porch, you'll enjoy front-row seats to some truly unforgettable sunsets. Whether you're looking to run a small livestock operation, build a homestead or simply slow down and savor country living, this property has it all.

The home sits in a perfect position to soak up the landscape in every season. Inside, you'll find four bedrooms, three full bathrooms, and a half bath. The main floor features nine-foot ceilings that give the space an inviting feel. The kitchen includes bar seating and an eat-in area with French doors to the backyard. A butler's pantry connects to a formal dining room and the layout flows into both a formal living room and a cozy family room with a wood-burning fireplace. The main floor also includes a laundry room and office. Multiple access points lead to the expansive covered front porch - a perfect place to relax and take in the stunning scenery and evening sky.

The primary suite includes dual walk-in closets and a large en-suite bathroom with a soaking tub, walk-in shower and dual vanities. The three additional bedrooms are generously sized, each with its own closet, offering plenty of space for family or guests. A dual heating system - oil furnace and wood/coal stove - keeps the home comfortable year-round, and a walk-out basement makes managing firewood a breeze. An oversized three-car attached garage adds convenience and storage.

Outside, the farm is set up for a variety of agricultural uses. Approximately 20 acres of fenced pasture are divided into seven rotational fields - six of which are serviced by underground water lines for easy livestock care. A small barn, corral, and quality fencing make the property ideal for cattle, horses, goats, or other animals. A standout feature is the concrete heavy-use area for livestock, complete with a runoff system that channels waste into an underground holding tank - a smart, efficient setup for managing animals responsibly.

A 45x75 pole building with 3 oversized garage doors, electric, water, and a bathroom offers a versatile space for equipment, business use, or generating rental income. Also on the property is a small, partially finished guest cabin that could be used for visiting friends or developed into a short-term rental.

Despite the private, rural feel, this property is conveniently located just five miles from Pine Creek and Rails to Trails - a favorite spot for biking, hiking, fishing, and kayaking. Tiadaghton State Forest and State Game Lands are also nearby, and you're only minutes from Interstate 220, making for an easy drive to Williamsport and surrounding areas.

This is a rare opportunity to own a turn-key farmette with stunning views, quality infrastructure, and room to grow. If you're looking for a beautiful piece of Central Pennsylvania countryside to call your own, 1360 Pine Run Road is one you won't want to miss.



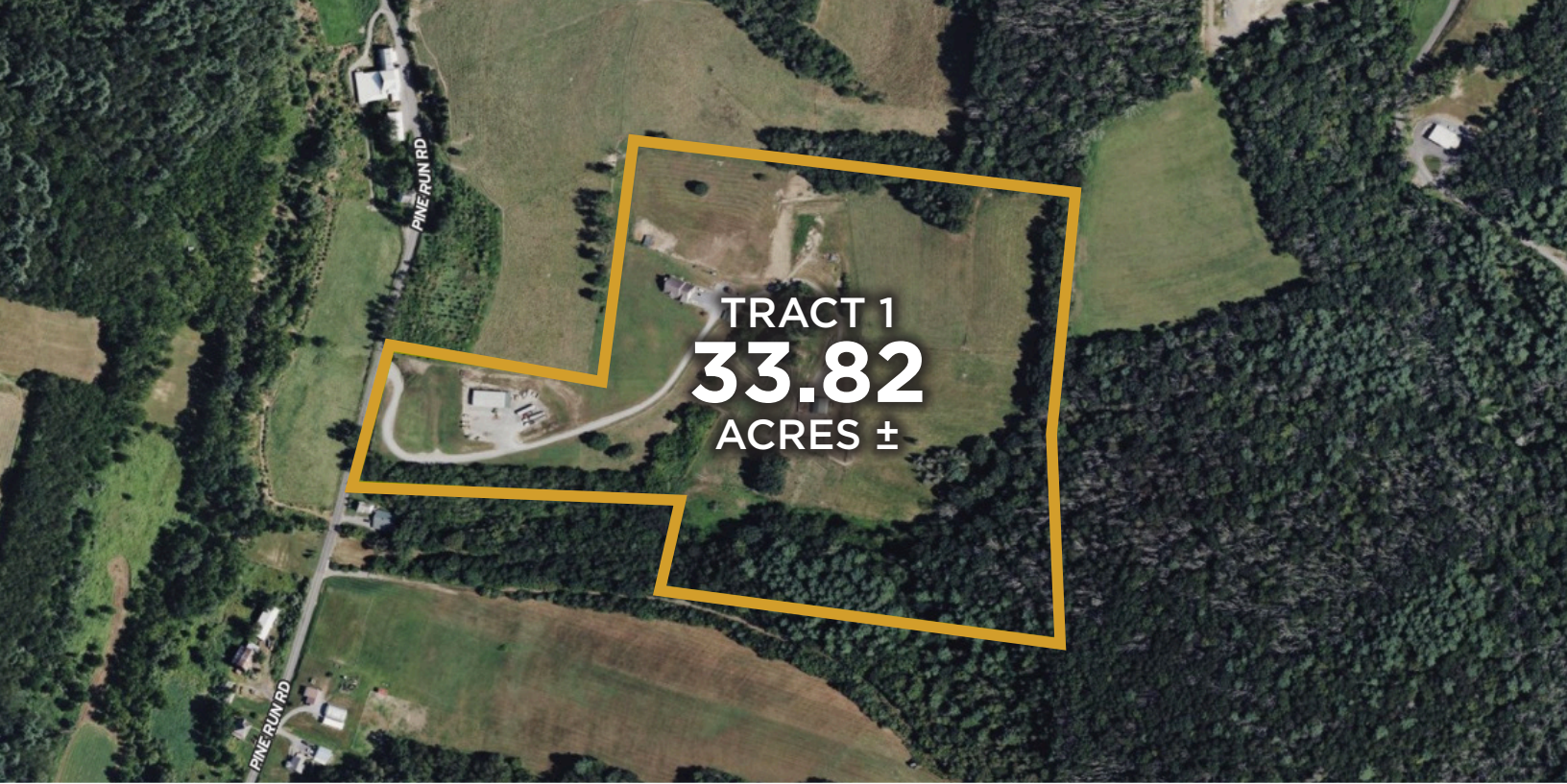
<b>Taxes:</b>	\$7105.00
<b>Lease Status:</b>	Open Tenancy for 2026
<b>Possession:</b>	Immediate possession at closing
<b>Survey Needed?:</b>	No survey needed
<b>Brief Legal:</b>	1360 Pine Run Rd, Linden, PA, 17744
<b>PIDs:</b>	60-36700158C-000
<b>Lat/Lon:</b>	41.23305, -77.17395
<b>Zip Code:</b>	17774

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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Ranch & Farm Auctions, LLC, Lic AY002498 | Broker, Jack John Brown, Lic RM424902 | Monte W Lowderman, Auctioneer, Lic AU005417 | Levi Rentzel, Land Specialist for Whitetail Properties Real Estate, LLC, 717.668.4806



TRACT 1  
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