

**40.37 ACRES OVERLOOKING OXBOW LAKE ON AVERY STATION ROAD AND  
ROCKY RIFT ROAD - LEMON TOWNSHIP – WYOMING COUNTY, PA  
ACCESS TO ENTIRE NATURAL 50 ACRE 30 FT DEEP OXBOW LAKE  
HIGH AND ROLLING LAKE FRONT PROPERTY GREAT VIEW – ULTIMATE  
PRIVACY – TWO NICE STREAMS, PERC TESTED AND SURVEYED  
A CHANCE TO HAVE THE LAKE LIFE, HUNTING LIFE, AND HOME LIFE ON  
THE SAME PROPERTY \$1,250,000**



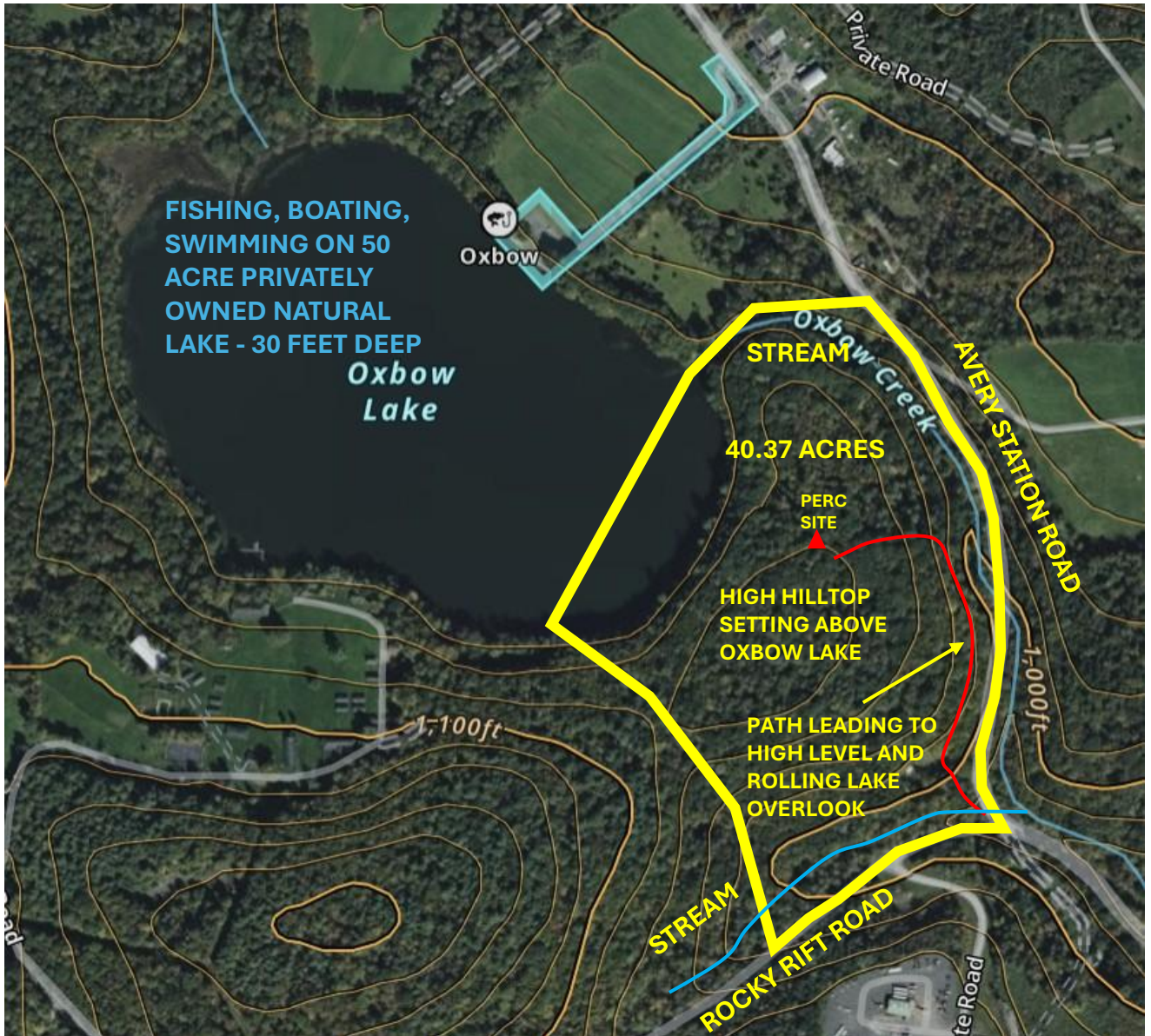
**PLEASE CONTACT THE  
OWNER:  
TOM: 607-725-4407**





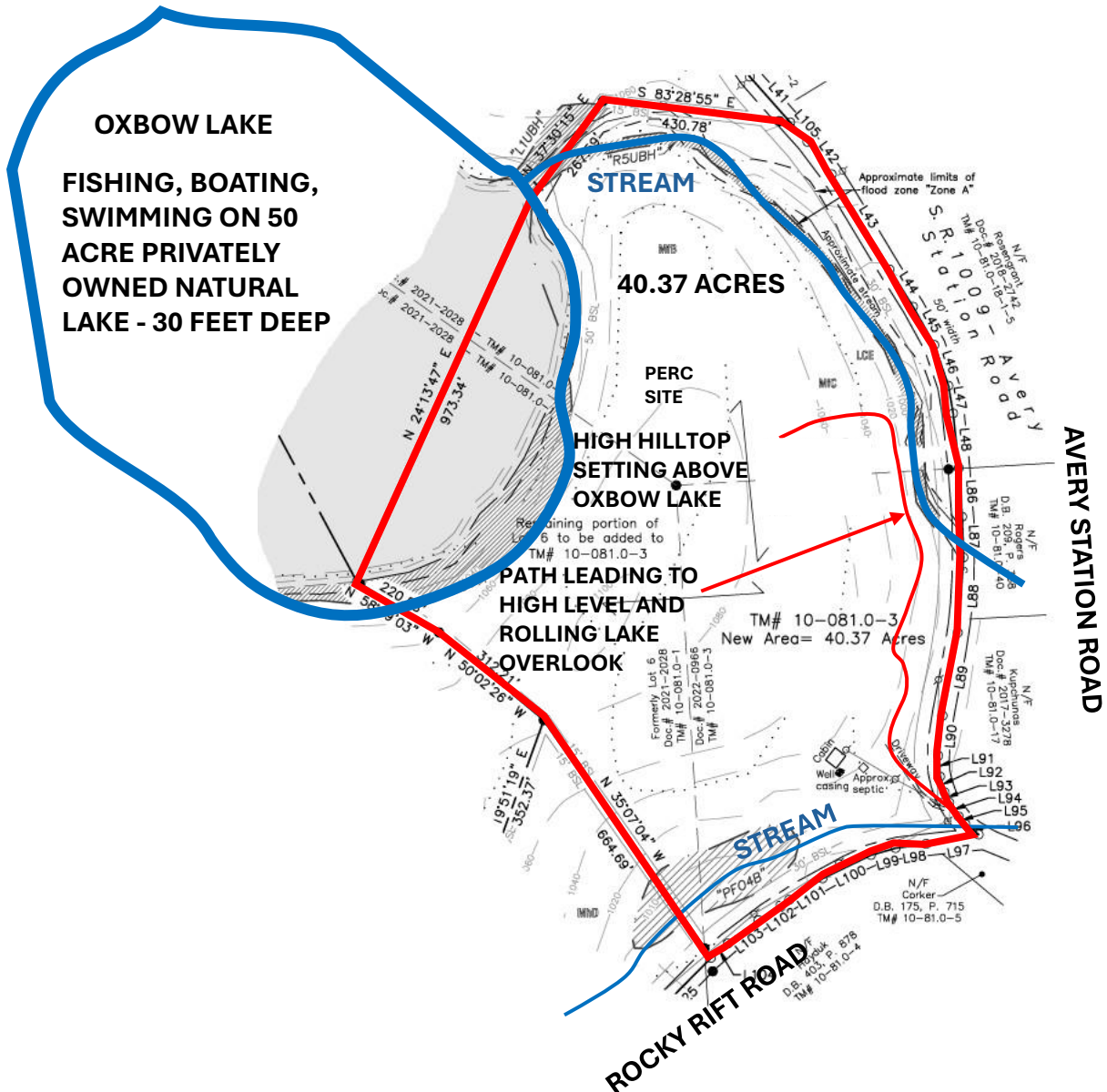
## AERIAL MAP

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## SURVEY MAP

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**ROAD MAP**  
**PROPERTY LOCATION AT THE INTERSECTION OF**  
**AVERY STATION AND ROCKY RIFT ROAD**  
**IN LEMON TOWNSHIP OF WYOMING COUNTY**

