

# PUBLIC REAL ESTATE AUCTION

At the lifetime home of late **Gene & Dorothy Shoemaker**

Located at 51 W Shoemaker Road Muncy, PA

1 mile E of **Clarkstown**, along Rt 442

Thursday Evening, **OCTOBER 17, 2024**

5:00 PM sharp

**22 ACRE EAST LYCOMING COUNTY FARMETTE  
SELLS ABSOLUTE TO THE HIGHEST BIDDER  
HOUSE IS A FIXER-UPPER MOST GROUND LAYS NICE**



Consists of approx 22 acres, 13.5 tillable, 4 acres wooded, balance building site & creek frontage. 2 1/2 story brick house, 3 bedrooms, 2 baths, LD, DR, Kitchen, enclosed front porch. Oil hot water baseboard heat, elec hot water. Also 30 X 50 metal pole shop/garage, cemented floors. Approx 15 acres on north side of Rt 442, (10 acres open tillable) Possibly could be developed. Frontage along Little Muncy Creek. Muncy Creek Twp., Muncy School District (Parcel # 40-394-116 )

**RE TERMS:** \$25,000 down eve of sale, balance in 45 days. 10% buyers premium to be applied to the purchase price, Transfer taxes divided equally between buyer & seller. RE Taxes prorated day of settlement. Any testing may be done prior to Auction at potential new buyers expense. Other terms made known day of sale.

FOR MORE INFO OR TO VIEW CONTACT  
**DEE WATKINS (570) 337-5677**



**1515 Kepner Hill Rd.  
Muncy, PA 17756  
570-546-6907 | fraleyauction.com**