

# PUBLIC AUCTION

Val. Real Estate, Shop & Garage Tools, Truck , JD lawn tractor, etc.

Former home of the late George Derrick

Located on premises at 4936 Muncy-Exchange Road, Turbotville, PA

(Village of EXCHANGE, PA.)

## Thursday Evening, MAY 14, 2026

Starting 5:00 PM w/shop tools

### REAL ESTATE 6:00 PM



This pristine, move in condition, one Owner home, built in 2015 and in a country setting has so much to offer. Situated on .78 acres, the 1366 sf home features 3 bedrooms, 2 full baths, custom hickory kitchen cabinets, Frigidaire Gallery SS appliances that are like new, a floor to cathedral ceiling, stacked stone fireplace complete with a propane insert in the living room and main floor laundry complete with washer and dryer. The full unfinished basement offers a root cellar, Harman coal stove, workshop area and Bilco doors to the outside. Step out side and enjoy the front porch or the nice covered deck out back. The added bonus of this incredible property is the heated, detached, 2 story combination garage/workshop with a space upstairs for the perfect "man cave"!

Open House dates are scheduled for Thursday, April 16th from 3:30 PM - 5:30 PM and Sunday, April 19th from 2:00 PM - 4:00 PM. For a private showing, call Dave Williams @ 570-971-0371 to schedule a time.

RE Terms: \$30,000 down in cash, certified or guaranteed funds evening of sale, made payable to FRALEY AUCTION CO., INC , balance in 45 days. 7% buyers premium applied to purchase price. Real Estate Taxes prorated settlement day. Transfer Taxes divided equally between buyer & seller. Inspections at Buyer's expense prior to Auction Subject to immediate confirmation Other info day of sale.

For more info  
to view or terms contact:

**Dave Williams - Associate Broker**  
Keller Williams Advantage Realty

570-971-0371 Cell  
570-326-3333 Office



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