



PUBLIC AUCTION

Val. Real Estate

Marilyn E. Cohick Auction
715 Village Rd, Muncy

(In the Village of Pennsdale)



Thursday Eve. July 2, 2026

REAL ESTATE 6:00 PM

PROPERTY SELLS ABSOLUTE @ \$125,000 OR MORE

This well maintained 2 bedroom, 1 bath home located in the quaint Village of Pennsdale situated on just under 1/2 acre, presents an excellent opportunity for those just starting out or as an addition to your rental portfolio. The open floor plan includes an updated kitchen, dining and living room area, a large sunroom/toy room/flex space, enclosed porch/mudroom and an updated bath. The mechanicals have all been updated recently including a newer heat pump/central air system and the roof was replaced in 2014 with Certainteed Landmark Lifetime shingles. The basement adds plenty of space for storage, potential for additional finished living space and a laundry area. The large deck offers a nice view of the Village and surrounding farmland. The property is served by public sewer and an on site private well.

Open House dates are:

Sunday, May 31st from 2PM-4PM

Thursday, June 4 from 3:30 PM-5:30 PM

For a private showing, call Dave Williams

RE Terms: \$15000 down evening of sale, balance in 45 days or by August 17. 10% buyers premium. RE Taxes prorated. Transfer taxes divided equally between buyer & seller. Inspections at Buyer's expense prior to Auction. 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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