

PUBLIC AUCTION

REAL ESTATE, HOUSEHOLD GOODS, ANTIQUES, FARM EQUIPMENT, AMMO

16.56 ACRE FARMETTE

1339 PISGAH ROAD, TROY, PA 16947 ~ TROY TOWNSHIP, BRADFORD COUNTY

SATURDAY, **AUGUST 29**, 2026, STARTING AT 9:00 AM WITH HOUSEHOLDS

REAL ESTATE TO BE OFFERED AT 12:00 PM- NOON



This farmette located near Mt Pisgah State Park has so much to offer for an aspiring homesteader! The remodeled farmhouse, with a huge newer addition, has 4 bedrooms, 2 1/2 baths, great room with cathedral ceiling, family room with gas fireplace, country kitchen, formal dining room, office, an attached 1 car garage with workshop and more. Outside is a beautiful Stamped Crete patio, a 2 story bank barn, small stream, open fields for crops, garden and pasture including a stretch of woodlot too. The newer mechanicals offer central air, heat pump with propane gas furnace, on site septic, well, 200 amp electric and a Generac auto transfer generator.

REAL ESTATE TERMS:

Down payment in the amount of \$40,000 in certified or guaranteed funds payable to Fraley Auction Co, Inc. due day of Auction- balance due at Settlement within 45 days. A 6 % Buyer's premium will be charged, RE taxes to be prorated to day of Settlement, Transfer Taxes divided equally between Buyer and Seller. Any inspections may be done at potential Buyer's expense prior to the Auction. Subject to Owner's immediate confirmation. Other terms made known day of Auction.

For more info
to view or terms contact:

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570-971-0371 Cell
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1515 Kepner Hill Rd.
Muncy, PA 17756
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HOUSEHOLDD GOODS, ANTIQUES, COLLECTORS ITEMS, ETC.

COLLECTABLES: Corner cupboard w/ 12 pane glass door; **Several crocks** including 2 gal w/ blue signature J. Fisher Lyons, NY; Elmira NY jug; 5 gal brown top; 2 gal brown top bean crock; Several large wicker baskets; Longaberger baskets; several picnic baskets; lots & lots of other baskets; rug beater; several doll houses & furniture; milk cans; small cedar chest; old wood rocking horse; Child's old school desk; painted copper wash boiler; CI pheasant weather vane; Dairylea Galv milk box; 10 qt milk pail w/ lid; other alum pails; wood iron board; ice tongs; CI fry pan; sad irons; CI Cat & pig bank; Rocket Plane hand sled; other sleds; Child's old wooden pull wagon; Child's Aero Flyer pull wagon; 2 old metal lawn chairs; Buddy L firehouse & water pump toy truck; Kero. Lamp; marbles; jewelery; Enamelware; graniteware; Collection of dolls (Princess House & Avon); bedding.

MODERN: Whirlpool upright freezer; LG late model washer & dryer, like new round oak table w/ paw feet; 3 & 7 pc patio sets; Lots of animal Deer & Bear pictures & prints. Presto 23 qt pressure cooker-like new; several alum pails; Game table; sev plastic containers; canopies & chairs; bedding & quilting; Several shelf units; luggage; wood crib; Child's poly outside playhouse; folding chairs; world globes; Harley motorcycle bags & helmet; Galvanized tubs; canning jars; pots-pans; lots of glassware, smalls; box lots not unpacked yet.

MOWER ,TOOLS, AMMO & HUNTING SUPPLIES: Hustler Raptor SD Zero Turn mower-Kawaski gas engine, 410 hrs; Sea Nymph 14' alum V btm boat & trailer w/ Johnson 15 hp & trolling motors; ; Grumman alum canoe; other canoe; kayak; lawn roller; dump cart; General gas power washer; air compressors; bench grinder; werner stepladder; power & hand tools; battery charger; air tools; Craftsman tool set; 1000 watt inverter; shop vacs; jack stands; wheelbarrow; push lawn mower; hand & garden tools.

Duke model D large bear trap - real nice. 194 lb PA black bear mounted on rocks

Hunting blind; ice fishing tip-ups; rifle bench vise; Mounted Deer head; deer target; gun cases; Coleman lantern; fishing poles.

Ammo & gun supplies: Lots of gun reloading supplies dies, bullets, shells; 30-06, 25-06, 280 rem, 7mm-08, 35 Whelon, 270, 243, 6.5, 300 rem, 300, 257, 350, 300 win, & more. Bullets & shells: 270, 6mm, 7mm, 30 cal, lots more of various calibers. Black powder; powder horn.

(3) Farmers Choice 8 ton wagon running gears.



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