

PUBLIC AUCTION

REAL ESTATE, HOUSEHOLE GOODS, FARM EQUIPMENT

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 natural 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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