



PUBLIC AUCTION OF REAL ESTATE

234 West New Road, Linden, PA 17744
Woodward Twp., Lycoming County, Williamsport Area School

TUESDAY EVENING, NOVEMBER 10, 2026 5:00 PM

This 12.46 acre Homestead property with a ONE OWNER- 2100 sf split level home, located in a beautiful country setting, is ready to be loved by the next owner as much as the present. The main level offers a great breezeway/den with an old time cookstove, patio door onto the back deck, kitchen, dining room and living room with hardwood floor. The upper level has 3 bedrooms with hardwood floors and a full bath. The walk out lower level features a beautiful family room with a wood/coal stove, bar area and a 3/4 bath. The basement has storage/utility/laundry areas and a very unique wine/cold cellar. The attached garage has room for a work shop and pull down stairs for storage. Outdoors is a patio, nice yard with plenty of room for the "homesteaders garden", utility shed and a beautiful wooded backdrop complete with a small stream.

The 12.96 acres consists of 3 contiguous parcels and will be offered as 1 package:

- Parcel # 1- 1.65 acres with the home UPI # 60-347-135
- Parcel # 2- 9.08 acres of mostly woods UPI # 60-347-134.B
- Parcel # 3- 1.73 acres of mostly woods UPI # 60-347-140.H

Parcels 2 & 3 contain mature marketable timber and the potential for additional home sites.

Real Estate Terms: **The property will sell at a high bid of \$295,000 or more** or subject to Owner's immediate confirmation if less. A downpayment of \$30,000 in certified or guaranteed funds payable to Fraley Auction Company required night of Auction, balance with in 45 days (by December 25, 2026), a 6% Buyer's Premium will be charged and applied to Purchase Price, Transfer Tax to be divided equally between Buyer and Seller, Real Estate taxes prorated to day of Settlement. Any inspections may be done prior to the Auction at potential Buyer's expense. Other terms made known day of Auction. **A 2% Broker Participation is being offered!**

For more info
to view or terms contact:
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