

# **PUBLIC** Auction

## **Linden Investment Homes**

**TUESDAY, APRIL 13 at 5 P.M.**

**Located 5 Miles West of Williamsport off SR 220 at 405 & 453  
Front Street in the Village of Linden, Woodward Twp. Lycoming Co. PA**

### **PARCEL #1 – 405 FRONT STREET:**



A 3 Bedroom Two-Story Vinyl Sided Home Situated on a Large Corner Lot. Kitchen under renovation, Living Rm. & Dining Rm. with Natural Woodwork & Cornice Moulding; Home Office with Separate Entrance, 2 Bathrooms & Laundry Room under Renovation; Hardwood & Tile Floors; New Carpet; Replacement Windows; Side Porch; 2 Front & 2 Rear Entrances; 2 Propane Forced Hot Air Furnaces; Cemented Basement; 200 Amp Service; Well Water & Public Sewer; New Well Pump; Culligan Water Softener; 24' X 38" Detached 2 Car Garage with Cement Floor, Workshop Area & 12' Overhead Door. Partially Insulated with Oil Heat & Electricity. Macadam Driveways. **Taxes:** \$2,306.00. **No Buyers Premium.**

### **PARCEL #2 – 453 & 453½ FRONT STREET:**

A Two-Story Vinyl Sided Duplex Home on a Large Lot that can easily be converted back to a single-family home. First Floor Consists of Living Room with Refinished Hardwood Floor, Brick Fireplace with Kodiak Stove Insert; Kitchen with Built-in Frigidaire Electric Stove Top & Oven; Bathroom Under Renovation; New Oil Furnace with Warranty; Plenty of Large Windows Providing Natural Light and a View of the Susquehanna River. Second Floor Consists of Eat-In Kitchen with Oak Cabinets; 2 Bedrooms, Bath; Home Office Area; Wall Mounted Heating & Cooling System; Currently Rented. This Duplex has Separate Entrances, Heating, Electric & Sewer Systems; Cemented Basement with Dry Basement System; Bathroom; Well Water & Public Sewer; New Well Pump; Culligan Water Softener; Detached 2 Car Garage with Heat & Electricity, New Garage Doors & Openers, Macadam Driveway; Storage Sheds; Stamped Sidewalk Entrance & Rear Brick Patio. **Taxes:** 1,658.00. **No Buyers Premium.**



For Inspection Call 570-322-2737 or 570-337-0842. **Terms:** \$8,000. Down Each, balance within 60 days. **No Buyers Premiums.** Prospective Buyers may conduct various Property Testings Prior to Sale Day.

**Auctioneer's Note: If you are looking for a Fixer Upper, these are for you. Both of These Homes are Partially Remodeled, Never Finished**

**Estate of Dallas Grove**  
**Executrix: Heidi Edler**

**HESS'S**  
**AUCTIONEERING**

**Attorney:** Mark Taylor, 570- 320-7100  
**Auctioneer:** Lori Hess Lauver, AU-002854-L, 570-966-2512



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