

GRANVILLE TOWNSHIP

BRADFORD COUNTY, PA

FORMER
WINDFALL UNITED METHODIST CHURCH
PARSONAGE AND PARKING LOT

**SOLD at \$80,000
or MORE**



3351-3363 WINDFALL ROAD

- Sanctuary, Fellowship Hall and Kitchen
- 3,552 Sq. Ft. Area • Parsonage
- 3 Bedrooms • 2 1/2 Baths • 2+ Car Garage
- 1,680 Sq. Ft. L.A. • 2005 Built • Natural Gas
- No Zoning • 2.25 Total Acres • 3 Parcels
- Sold Together • Surrounded by Tioga State Forest (161,890 Acres) and SGLs #12 (24,480 Acres)
- 2% Realtor Participation Invited

Auction to be held on site
Thur., Sept. 4, 2025 at 6 PM

Terms: To be sold at \$80,000 or more and with owner confirmation if less. Cashier's or certified check written to **Roan Real Estate** or cash in the amount of \$15,000 required at time of auction as down payment. **10% Buyer's Premium Charged** to be paid by purchaser as part of purchase price. Settlement made 45 days from sale date upon delivery of clear deed.

Directions: From the intersection of State Route 14 and Windfall Road in Alba, PA take Windfall Road 3.2 miles. See sign and property on left.

BETTER...FASTER...MORE



SPECIALIZING IN LAND AND FARMS

Michael T. Roan Real Estate

1775 Liberty Drive
Williamsport, PA 17701

• Auctions • AU 002291L
570-419-0380

email: MichaelTRoanRealEstate@gmail.com
website: www.roanrealestate.com

**For an appointment to see this prime property & more
information, contact Michael T. Roan at**
• 570-419-0380 • MichaelTRoanRealEstate@gmail.com

REAL ESTATE AUCTION