

ABSOLUTE REAL ESTATE AUCTION TO SETTLE THE ESTATE OF D. PRISCILLA HRANEK

164 Ballyhack Road, Port Crane, NY

Thursday July 30, 2026 6:00 PM

Single Family Home w/ Detached Garage In Nice Area

2-Story, Single Family, Cape Cod Style Home In A Great Area On 100' x 257' Lot! 3 Bedrooms, 1 Bath, Hardwood Floors On Both Floors; Detached 2-Car Garage; Home Is In Very Solid Condition, But Needs TLC And Needing Some Updating. Home Has Own Drilled Well And Septic. Tax Map ID #096.19-2-5, Town of Fenton, Broome County.

Note: We Are Selling This Solid Home To Settle The Estate of D. Priscilla Hranek. Home Has Great Curb Appeal, Could Use Some TLC, But Has Lots Of Potential. In A Great Area! Come Take A Look!

Property Sells Absolute, To The Highest Bidder – Regardless Of Price!!

Home Sold As-IS, Where-IS, How – Is, No Warranties; Any Tests Wanted Or Needed Must Be Done Prior To Auction. This Will Be A Live Auction That Will Be Held At The Property. No Online Bidding, You Have To Attend In Person And Have A Deposit Check With You!

Open House On Real Estate: Day Of Auction From 4:30 PM - Until Auction Time.

Terms On Real Estate: A 10% Buyers Premium Will Be Added To The Final Bid Price, The Total Becomes The Purchase Price. 20% Down Of Purchase Price Required Day Of Auction In Cash Or Good Check w/ Positive ID. The Balance Due On Closing In 30 Days – Property Sells With An Executors Deed. Property Sells Subject To No Contingencies. Be Prepared. Guaranteed Good Financial Title To New Buyer w/No Liens Or Encumbrances.

**For More Details & Pics Refer To Our Website at
www.manasseauctions.com**



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In Our 61st Year In Business Conducting All Types Of Auctions!!