

PUBLIC AUCTION

Elverson Area

6.8+/- Acre Horse Farmette

Wednesday, October 29, 2008 @ 6:00PM

2803 Ridge Rd, Elverson, PA Warwick Twp. Chester Co. Owen J. Roberts School District
From Elverson Take Rt.23 East approx. 1 mile to property on left



Real Estate Consists of : Stucco Stone Raised Ranch w/2210SF. *Main Level* has large eat-in kitchen; living room w/cathedral ceiling, built-in cabinet & see-thru stone fireplace; dining room; 2 bedrooms; 1 full bath & brick floor entry. *Lower Level* has family room w/brick hearth & wood stove; bedroom w/full bath; laundry room & storage room. Wrap around upper deck with lower patio, accessible from DR, LR and FR.

Electric, wood & hot air heat; on site well & on site septic.

22`x31` 3 Bay Garage. 33`x26` Bank Barn w/2/4 stalls & hay/equipment storage on upper level.

12`x20` Frame Shed. 20`x20` Run-in Shed. 2 Fenced Paddocks & a Stocked Pond.

Note: This gorgeous farmette is adjacent to PA State Game Lands & French Creek State Park. Over 3,100 acres of scenic riding trails border this property. Boosts of magnificent views of Stonewalls and French Creek Golf Clubs. House will need some TLC. Property must be sold, seller relocating out of area!

Zoned-R2- allows 5 horses. Taxes: \$5378.

Open House: Sat., October 11th, 18th, & 25th from 1-3PM or anytime by appointment call 610 286-5183.

Terms: 10% down day of sale; settlement within 45 days.

Terms By: The Estate of James N. Rice III



Merle Eberly 610 286-5183

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