

PUBLIC AUCTION

Knauers Area

**2 Unit Ranch Style Home on 2+/- Acres
Thursday, September 18, 2006 @ 6:00PM**

5002 & 5004 Mifflin Dr. Mohnnton, PA

Brecknock Twp. Berks Co. Governor Mifflin School District

From intersection of Rt.568 & Rt.625 take Rt.625 S. for 1/10 mile to property on corner of Mifflin Dr. & Rt.625.



Ranch Style Home w/2 Identical Units on 2 Acres. Each Unit has eat-in kitchen, living room, 2 bedrooms, & 1 bath. Separate basement for each unit has utility area, laundry hook-up, & outside exits. Covered wrap around front porch & patio areas. Oil hot water heat (separate for each unit), on site well & on site septic system.

***Note:** Truly an investor's dream! This lovely well maintained 2 unit has a perfect setting on a 2 acre corner lot, zoned commercial w/200` of frontage on Rt.625 & 226` on Mifflin Dr. Lot has large trees, some landscaping and background woods. Home has new septic system, new replacement windows, aluminum siding and is virtually maintenance free. Ideal for a rental investor or live in one unit and allow the 2nd to subsidize the mortgage payment. Zoned: Commercial Taxes: \$3527*

Open House: Sat. Aug. 30th & Sept. 6th from 1-3PM or anytime by appointment call 610 286-5183.

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

Terms By: Wayne F. Schlouch



Merle Eberly 610 286-5183

Alvin & Elton Horning • 2417-L • C. Ivan Stoltzfus CAI

www.horningfarmagency.com

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