

PUBLIC AUCTION

Bowmansville Area

1½ Sty, 4BR Log Home & Barn on 3.1 Acres

Thursday, August 27, 2009 @ 6:00PM

257 Wentzel Rd, Mohnton, PA

Brecknock Twp. Lancaster Co. Elanco School District

From Bowmansville take Rt.625 North for 2.5 miles, turn left on Wentzel Rd for 9/10 mile to property on left.

From Rt.222 take Rt.568 East for 2 miles, turn right on Rt.625 south for 1 mile, turn right on Wentzel Rd. for 9/10 mile to property on left.



Real Estate Consists of: 1½ Sty, 4BR Log Home w/2300 Sq Ft. & 1230 Sq. Ft. finished lower level. **Main Level** has kitchen w/28 handle cabinets, pantry, D/W, fridge, gas range, & microwave; great room w/2 sty cathedral ceiling, open stairway, loft, & stone gas fireplace; master bedroom, bath & 1 additional bedroom on firsts floor; half bath; laundry; 12' x 64' wrapped deck w/built-in seats & 8' x 48' covered front porch. **Loft** has 2 bedrooms w/1 full bath; large WIC/storage area. **Lower Level** has family room w/brick hearth & wood stove; office/study w/walk-out exit ; bedroom/studio; & utility/storage room. Three zone oil hot water heat w/central air, radiant floor heat in basement, on site well & septic. **40' x60' Insulated Barn/Shop** w/water & electric, 18' x11' overhead elec. door, horse door, & built-in 32' work bench.

Note: A quiet, pristine setting with gorgeous sunset views. Property is partially surrounded by woods, has tree-lined paved drive w/extra parking, beautiful landscaping, and is in move-in condition. Easy access to Rt.222 and PA Turnpike.

Great potential for shop or horse farm!

Open House: Saturday, August 8th, 15th & 22nd from 1-3PM or anytime by appointment call 610-286-5183.

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

Terms By: Elmer & Katie B. Smucker



HFA HORNING
FARM AGENCY, INC.
REALTORS • AUCTIONEERS • APPRAISERS

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