

PUBLIC AUCTION

Struble Lake/Elverson Area

4 Bedroom 2 Story House w/3 Stall Horse Barn on 10.2 Acres

Saturday, June 21, 2008 @ 11:00AM

453 Township Line Rd, Elverson, PA

W. Nantmeal Twp. Chester Co. Twin Valley School District

From Rts.401 & 82, take Rt.82 South for 1 mile, turn right on Chestnut Tree Rd, for 1.4 miles, turn right on White School Rd for 2/10 mile, go straight on to Township Line Rd to property on right.



Real Estate Consists of:

Brick & Stucco 2 Story House w/2100 sq. ft.: *1st floor:* eat-in kitchen w/elec. stove, refrigerator, dishwasher & pantry; dining room; living room; family room w/built-in book shelves, exposed beams, & brick fireplace w/wood burning stove insert; large foyer w/slate floor; laundry/mud room w/washer & dryer; half bath; 16`x20` screened porch w/open rafters & skylight; large covered front porch; & 2 car garage w/electric opener.

2nd Floor: bedroom w/private full bath; 3 additional bedrooms & full bath. **Basement** has 11`x15` office w/office furniture & 25`x13` storage area. Electric baseboard & radiant heat, on site well & septic.

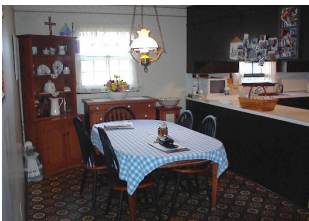
35`x21` 3 Stall Horse Barn w/water tack area & 2nd floor hay storage. **10.2 Acres** include approx. 3½ acres fenced horse pasture and barn, an alfalfa field and an open tillable field.

Note: This beautiful private setting w/views of distance mountains is surrounded by scenic open farm land. Property is well maintained with home being graced by level manicured lawns, mature shade, flowering ornamental & fur trees and beautiful landscaping. House has new roof. Three A/C units, refrig, stove, freezer, washer, dryer, & office furniture will remain. Don't miss this opportunity to purchase a dream property in Chester Co. Property is in Clean & Green. Zoned: R1 Taxes: \$3,038

Open House: Saturday, May 31st, June 7th & 14th from 1-3 PM or anytime by appointment call 610 286-5183

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

Terms By: David R. & Maria R. Wilkinson



Merle Eberly 610 286-5183

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

www.horningfarmagency.com

