

PUBLIC AUCTION

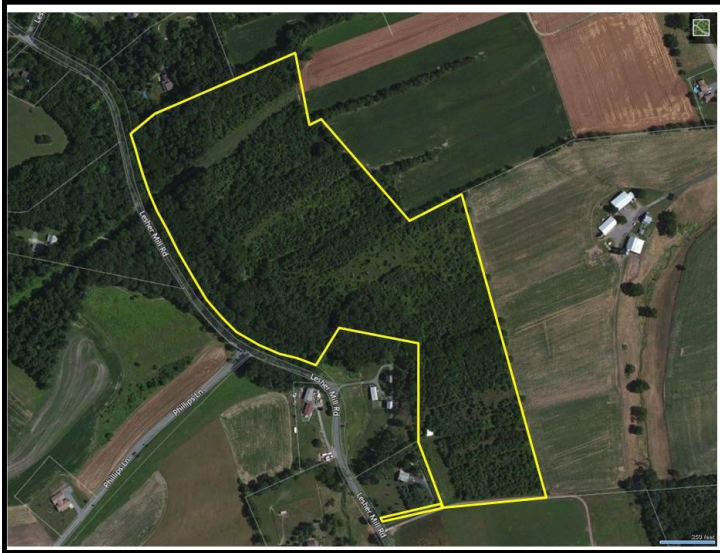
41 Acres of Mostly Wooded Land

SHARTLESVILLE/ CENTERPORT AREA

TUESDAY, SEPTEMBER 26, 2017 AT 5 PM

4788 Leshar Mill Road, Mohrsville, PA, Upper Bern Twp, Berks Co, Hamburg Area School District

From Rt. 78 E. take Shartlesville exit and turn right or south. Turn left at "T" on Old Rt. 22 (Hex Hwy) in Shartlesville for approx. 1 mi, bear right on Shartlesville Rd at "Y" for approx. 2 mi, turn right on Leshar Mill Rd. to "T", turn left on Leshar Mill Rd to property on left.



41 acres of land with 360° views, stream, pond, and hardwood trees.

Approximately 1400 feet of road frontage on Leshar Mill Road.

10 x10 storage shed and 26 x 32 steel shed.

Note: This extraordinary mostly wooded 41 acre parcel offers many possibilities with magnificent views of Berks County's rolling countryside. As a former Christmas Tree Farm this is an Outdoorsman's/Hunter's paradise with water on site and plenty of cover to hold your game!

Land is currently in Clean and Green.

Zoned: AP/agricultural preservation.

Sellers property disclosure statement available upon request, call auction company.

The subject premises may be used only for recreational purposes at this time. The premises were subject to environmental issues. Additional information regarding environmental issues at and on the premises is available from the Seller or the Pennsylvania Department of Environmental Resources.

Taxes: \$915

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

Terms By: Leshar Mill LLC Attorney: Larry Valeriano

Merle Eberly - Brian Oberholtzer
Alvin Horning - C Ivan Stoltzfus CAI
John Stauffer
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com

610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS