

PUBLIC AUCTION

3 Bedroom 2 Story Home on 22.47 Acres

Temple Area

Wednesday, May 25, 2016 at 5:00 PM

63 Hillcrest Ave, Temple, PA 19560, Muhlenberg Twp, Berks Co, Muhlenberg School Dist.

From Bus. 222 in Temple, turn S on Kutztown Road for .3 mi, left on Mt Laurel Rd for 1.2 mi, left onto Hillcrest Ave for .01 mi, follow signs to property. Note: Due to bridge repair, Mt Laurel Rd may have Road Closed sign where Frush Valley Rd intersects. Hillcrest Ave is just beyond Road Closed sign. Drive through to access property.



Living Room 16 x 28

Dining Room 12 x 16

UL Bedroom 9 x 10

Kitchen 9 x 10

UL Bedroom 10 x 15

UL Bedroom 9 x 10

This solid built frame & block home is situated in a tranquil setting on 22.47 acres, mostly wooded with abundant deer and wildlife and a natural spring. The home has 1,504 sq. ft. of living space with a 7 x 18 covered front porch, kitchen, dining room & living room on the main level, 3 bedrooms and a full bath on the upper level, a full attic and basement with outside exit. The home has a gas stove in the living room, oil hot air furnace (currently not in use), gas water heater, onsite spring water & septic. The property also features an 11 x 24 storage shed w/electric and a 21 x 90 car port. **This property would make an excellent hunting camp, residence or retreat!!**

Taxes: \$2,339 **Open House:** May 7, 14, & 21 (1-3 pm) or anytime by apt. call 610-286-5183.

Terms: 10% down day of sale; settlement within 45 days of sale **Terms By:** Frank D. Churico **Atty:** Scott C. Painter, Esq.



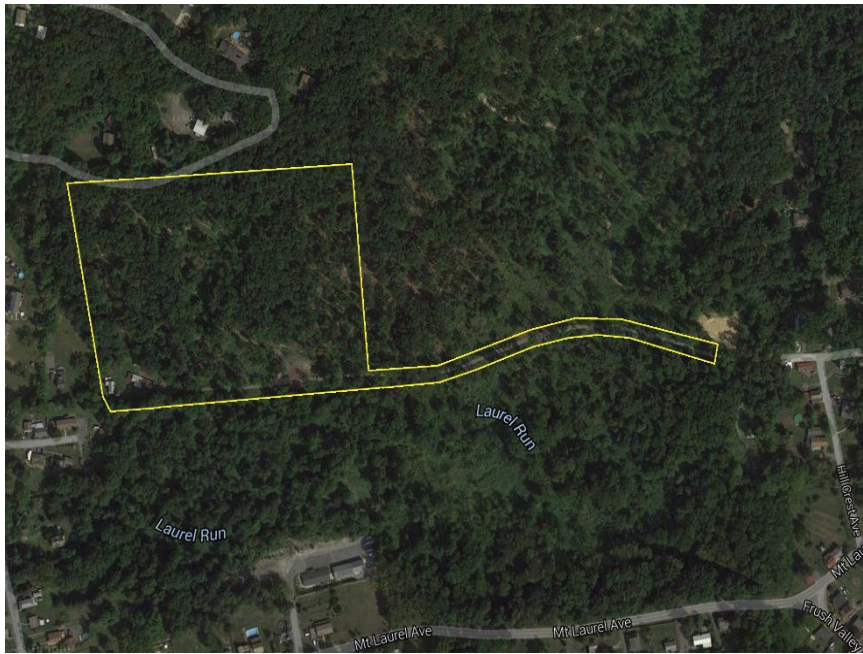
Merle Eberly - 2417-L—Brian Oberholtzer

Alvin Horning - C.Ivan Stoltzfus CAI

Realtors - Auctioneers - Appraisers

HorningFarmAgency.com

610-286-5183



Information is believed to be correct but not guaranteed



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