

PUBLIC AUCTION

Parcel #1 - 2.90 Acres 2/3 Open, 1/3 Wooded w/House

Parcel #2—3.10 Acres Mostly Wooded w/Stone House

Parcel #3—3.34 Acres Wooded

Parcel #4—6.46 Acres Wooded

Birdsboro/Plowville Area

Thursday, June 25, 2015 at 5:00 PM

2071 Cocalico Road, Birdsboro, PA 19508, Robeson Twp, Berks Co, Twin Valley School District

From Birdsboro take N. Furnace Street . 3 miles, continue onto Haycreek Rd. for .2 miles, slight right onto Cocalico for 2.7 miles to properties on left.



PARCEL #1 - 2.90 acres, 2/3 open, 1/3 wooded containing a 2 story house (Unsafe, needing total restoration), storage sheds, arch cellar. On corner of Cocalico & Rock Hollow Roads. On site well & septic. **Taxes:** \$2,891 **Zoned:** R1



PARCEL #2 - 3.10 acres, mostly wooded containing a 1 1/2 story stone house w/ kitchen, living room, dining room, bedroom, full bath, enclosed front & rear porches, attic & basement w/OE (in need of restoration). On site well & septic.

Taxes: \$ 4,167 (Total taxes for Parcel's 2, 3, & 4)

Zoned: R1



Merle Eberly - 2417-L—Brian Oberholtzer

Alvin Horning - C.Ivan Stoltzfus CAI

Realtors - Auctioneers - Appraisers

HorningFarmAgency.com

610-286-5183



PARCEL #3 - 3.34 acres wooded, perc approved for sand mound system, with no deed restrictions. Road frontage on Cocalico Road. **Zoned:** R1



PARCEL #4 - 6.46 acres wooded, perc approved for sand mound system, with no deed restrictions. Road frontage on Cocalico Road. **Zoned:** R1



Open House: Saturday, June 6, 13, & 20(1-3 pm) or anytime by apt. call 610-286-5183. Land may be inspected at any time without appointment.

Terms: 10% down day of sale; settlement within 45 days of sale **Terms By:**
Donna L. Highfield & Marcy A. Camelleri

PO Box 251, Morgantown, PA 19543

610-286-5183

www.horningfarmagency.com