

# PUBLIC AUCTION

## Sportsman's Paradise!

3 BR, 2 Bath 1 Story Home on 7.79 Acres

Flying Hills/Gibraltar Area

Saturday, October 18, 2014 at 11:00 AM

1693 White Bear Rd, Birdsboro, PA 19508, Robeson Twp, Berks Co, Twin Valley School District

From Rts 724 & 568 in Gibraltar, take 568 W for 1.1 mi, 2nd left onto White Bear Rd.



Living Room 11 x 14

Family Room 10 x 20

Master Bath

Bedroom 9 x 9

Kitchen 10 x 11

Master Bedrm 11 x 11

Full Bath

Bedroom 8 x 8

This single story home has 1,200 sq.ft. of living space and is situated in a beautiful private setting surrounded by woods and overlooking the Allegheny Creek. The home features a **Living Room** w/ a stone wood burning fireplace and exposed beams; **Kitchen** w/ electric range & refrigerator; **Family Room** w/bow window; **Laundry Area**; **Master Bedroom** with **Master Bath**; 2 additional **Bedrooms**; a **Full Bath**; and a **10 x 10 Deck**. Outbuildings include a **15 x 15 Pavilion** w/stone grill; a **10 x 18 Utility Shed** w/electric and a work bench; and a **9 x 9 Storage Shed**. Electric heat pump, new electric water heat, on site well and septic.

**Open House:** Saturday, Sept. 27, October 4 & 11 (1-3 pm) *or anytime by apt. call 610-286-5183*

**Taxes:** 3,071 **Terms:** 10% down day of sale; settlement within 45 days of sale.

***This property is a sportsman's paradise offering almost 8 wooded acres abundant in wildlife and the entire western boundary of the property borders the trout stocked Allegheny Creek. It's a great place to kick back and relax in the solitude, enjoy the music of the bubbling Artesian well, or enjoy a cook-out under the pavilion with family and friends!***

Merle Eberly - 2417-L—Brian Oberholtzer  
Alvin Horning - C.Ivan Stoltzfus CAI



**Realtors - Auctioneers - Appraisers**

[HorningFarmAgency.com](http://HorningFarmAgency.com)  
**610-286-5183**

