

PUBLIC AUCTION

2BR COTTAGE ON 23 ACRES W/LG POND

ELVERSON AREA

TUESDAY, JUNE 12, 2018 AT 5 PM



LOCATION: 1514 Elverson Rd, Elverson, PA 19520, Caernarvon Twp, Berks Co, Twin Valley School District. From Rt. 23 East to left on Twin Valley Road. At stop sign make a right onto Rt. 82 (Elverson Rd) for 1 mile to drive on right.

REAL ESTATE: 23 Acres, mostly wooded w/ 2 BR Cottage and large pond. **COTTAGE:** Block structure w/ tin roof containing approx. 1,080 sq.ft. Main Level: Eat-in Kitchen/Living Room w/refrigerator, electric range, microwave, closets; 2 bedrooms; and a full bath. Second Floor: Open room w/hardwood floor, rafter storage, door to deck. Electric heat and air conditioning, on site well, holding tank, and septic.

LAND: 23 mostly wooded acres w/large pond and stream running through the property.

NOTE: This secluded tract of land is a very quiet and peaceful setting and contains a recently converted cottage w/paved driveway, a free standing 10' x 49' deck, and a large pond w/streams which provides excellent fishing & hunting. This property, located within minutes of PA Turnpike and French Creek State park, and within a 35 mile radius of over 20 wineries, would make an ideal air b&b property, retreat, residence, rental property or many other possibilities!

OPEN HOUSE: Saturday, May 26, June 2 & 9 (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: Betty Jane Hershey. Kling & Deibler Attorneys.

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **23 Acres**
 School District: **Twin Valley**
 Township: **Caernarvon**
 County: **Berks**
 Taxes: **\$2,781**
 Zoning: **EAP (Effective Ag Preservation)**
 Type: **Cottage**

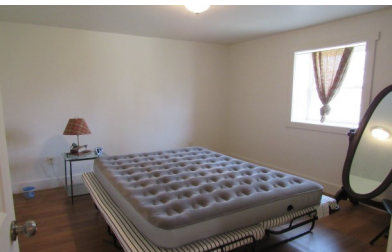
Construction: **Block**
 Roof: **Tin**
 Square Feet: **1,080**
 Age, Condition: **Recently converted**
 Flooring: **Laminate wood, hardwood, vinyl**
 Bedrooms: **2**
 Baths: **1**

Laundry: **No**
 Attic: **No**
 Basement: **No**
 Fireplace: **No**
 Heating: **Electric**
 Cooling: **Electric AC & Ceiling fan**
 Appliances: **Refrigerator, Elec. Range, Microwave**

Deck/Porch: **10' x 49' deck**
 Garage: **No**
 Outbuildings: **None**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

Kitchen/Living Rm: **19 x 22** Bedroom: **12 x 10'6** Bedroom: **10'6 x 10** Upper Level: **14 x 35**



Information deemed correct but not guaranteed.

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