

PUBLIC AUCTION

2 1/2 STY FARM HOUSE & 2 CAR GARAGE ON 4.6 ACRES

ADAMSTOWN/ KNAUERS AREA

TUESDAY, JULY 10, 2018 AT 5 PM



LOCATION: 1652 Alleghenyville Rd, Mohnton, PA 19540. From JCT 222, 272 & 568 in Adamstown, take Rt. 568 E. for 0.6 mile to property on right.

REAL ESTATE: 4.6 Acres, half wooded and half open w/ 2 1/2 story 4 bedroom farm house and detached 1 1/2 story garage. **HOUSE:** Steel and aluminum sided frame house w/shingle roof containing approx. 1,476 sq.ft.

Main Level: Kitchen/Dining Room w/refrigerator, electric range, built-in hutch cupboards; Living Room w/wood burning stove, brick hearth & built-in corner cupboard; Laundry Room; and Full Bath. **Second Level:** 4 Bedrooms w/closets; and a Full Bath. **Attic** w/walk-up stairs; **Basement** with outside exit; **Covered Front Porch;** Oil hot air heat, On site well and septic. **OUTBUILDINGS:** 2 Car Garage with electric openers and upper level storage.

LAND: 4.6 Acres with approximately half in woods and half open.

NOTE: This property has a maintenance free exterior, newer roof, and replacement windows but could use some cosmetic updating... perfect for the fixer upper! The property is conveniently located within 0.6 mile of Rt. 222 & 272 and centrally located to Adamstown, Gouglersville, Alleghenyville, and Bowmansville.

OPEN HOUSE: Saturday, June 23, 30 & July 7 (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: William J. Klein III. Henry Koch Attorney.

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: **4.6 Acres**
 School District: **Governor Mifflin**
 Township: **Brecknock**
 County: **Berks**
 Taxes: **\$3,909**
 Zoning: **RR**
 Type: **Farm House**

Construction: **Frame**
 Roof: **Shingle**
 Square Feet: **1,476**
 Age, Condition: **1910**
 Flooring: **Vinyl, Carpet**
 Bedrooms: **4**
 Baths: **2**

Laundry: **Yes**
 Attic: **Yes**
 Basement: **Yes**
 Fireplace: **Yes. Stove**
 Heating: **Oil Hot Air**
 Cooling: **No**
 Appliances: **Refrigerator, Elec. Range,**

Deck/Porch: **5 x 15 Covered Porch**
 Garage: **2 Car Detached**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

Main Level: Kitchen/Dining Rm: **11 x 20** Living Room: **16 x 19** Laundry: **5 x 6** Full Bath: **5 x 8**
 Upper Level: Bedroom: **9 x 17** Bedroom: **9 x 10** Bedroom: **11 x 17** Bedroom: **7 x 11** Full Bath: **5 x 7**



Information deemed correct but not guaranteed.

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