

PUBLIC AUCTION

Stone & Frame Dwelling on 4.73 Wooded Acres

Bowmansville/Maple Grove Area

Tuesday, November 3, 2015 at 4:00 PM

344 Schlouch Rd, Mohnton, PA 19540, Brecknock Twp, Berks Co, Governor Mifflin School District

From Rt. 625 in Bowmansville, take E. Maple Grove Road for 2.5 miles, left on Schlouch Rd to property on left.



This stone & frame home is situated on 4.73 acres and is in need of major renovation. The home has an enclosed porch, sunken living room w/stone fireplace, kitchen, dining room, den, 3 bedrooms, and a bathroom. The home also has a partial basement w/outside exit, rear covered patio w/attached lean-to and an attached 2 car garage. The home does not have any central heating system, has on site well & septic. The home is situated on a beautiful piece of wooded ground, gently sloping, completely secluded, and very quiet & serene! The house contains rustic character w/stone walls, exposed rafters, and cedar shake & wood siding. This property is perfect for a handy-man to fix up to live in or use as a hunting retreat, or tear down the existing buildings and build your dream home!

Taxes: \$3,571 **Open House:** Friday October 16 & 23 (4-6 pm) or anytime by apt. call 610-286-5183.

Terms: 10% down day of sale; settlement within 45 days of sale **Terms By:** Lje Llc.



Merle Eberly - 2417-L—Brian Oberholtzer

Alvin Horning - C.Ivan Stoltzfus CAI

Realtors - Auctioneers - Appraisers

HorningFarmAgency.com

610-286-5183



Information is deemed correct but not guaranteed.



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