

PUBLIC AUCTION

2 BR Mobile Home on 1 Acre

Adamstown/Bowmansville Area

Thursday, September 22, 2016 at 5:00 PM

1607 Alleghenyville Rd, Mohnton, PA 19540, Brecknock Twp, Berks Co, Governor Mifflin School District

*From JCT 222, 272, & 568 in Adamstown take Rt. 568 East for 1 mile to property on left.
From JCT 625 & 568 in Knauers take Rt. 568 West for 1.1 mile to property on right.*



This 1970's Mobile Home is situated on a 1 acre country lot with scenic views. The home has 600 sq. ft. of living space and features a 10 x 11 Eat-In Kitchen w/refrigerator and electric range; 11 x 16 Living Room; 11 x 11 Master Bedroom; 7 x 9 Bedroom; and a Full Bath w/washer and dryer. The home has an 8 x 22 covered front porch; oil hot air heat; on site well and septic and has been updated 3 years ago with new paint, carpet, vinyl flooring and replacement windows. The property contains two storage sheds (8 x 8 and 10 x 14) and is conveniently located within a mile of Rts. 272, 222, and 625.

Note: Seller has purchased another property and is motivated to sell. Unique opportunity to purchase an affordable residence, or as an investment with a very desirable 1 acre lot.

Taxes: \$1,766 **Open House:** Sat., September 3, 10 and 17 (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:** Daniel R. Martin



Merle Eberly - 2417-L—Brian Oberholtzer
Alvin Horning - C.Ivan Stoltzfus CAI
HFA Auction License # AY002091



HorningFarmAgency.com
610-286-5183

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