

# **PUBLIC AUCTION**

## **3 BR Ranch Home on 1 Acre Wooded Lot**

**ELVERSON AREA**

**Thursday, December 21, 2017 @ 4:00 PM**

1639 Elverson Rd, Elverson, PA 19520, Caernarvon Twp, Berks Co, Twin Valley School District

*From Rt. 23 in Elverson take N. Chestnut Street, turns into Elverson Rd. for 0.7 mile to property on right.*



Kitchen/Dining Rm	11 x 22	Living Rm	17 x 17	Bedroom	12 x 14	Bedroom	11 x 16	Bedroom	7 x 11
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***This ranch home offers 1,392 sq. ft. of living space*** and is situated on a mostly secluded wooded lot. The house features an enclosed porch, eat-in kitchen/dining room w/electric range and refrigerator, living room w/hardwood floor, 3 bedrooms (two w/hardwood floors), a full bath and a half bath/laundry room w/washer & dryer. The home also has a partial basement and pull down stairs to attic storage. The home has oil hot air & electric baseboard heat, 3 window unit air conditioners, and on site well and septic. The property also contains a 10 x 18 storage shed.

**Rural location, low taxes, near French Creek State Park and state game lands, surrounded by farms, possible hunting cabin, and minutes from the Turnpike.**

**Taxes:** \$2,749 **Open House:** Saturday, December 2, 9 & 16 (1-3 pm) *or anytime by appt. call 610-286-5183*

**Terms:** 10% down day of sale; settlement within 45 days of sale **Terms By:** Richard & Betsi Pershall

Merle Eberly -Brian Oberholtzer  
Alvin Horning - C Ivan Stoltzfus CAI  
John Stauffer  
Horning Farm Agency, Inc. AY002091



**HorningFarmAgency.com**  
**610-286-5183**

**AUCTIONEERS - REALTORS - APPRAISERS**





Information is deemed correct but not guaranteed.



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**[HorningFarmAgency.com](http://HorningFarmAgency.com)**

**610-286-5183**