

# PUBLIC AUCTION

## Frame Dwelling on 2.13 Acres

**Bowmansville/Maple Grove Area**

**Saturday, February 27, 2016 at 1:00 PM**

**1116 Maple Grove Rd, Mohnton, PA 19540, Brecknock Twp, Berks Co, Governor Mifflin School District**

*From Rt. 625 in Bowmansville, take E. Maple Grove Road for 1.8 miles, continue onto Bowmansville Road for 1.1 miles, right onto Maple Grove Road for .8 mile to property on left.*



This frame home is situated on 2.13 acres and is in need of major renovation. The home has 1,428 sq. ft. of living space w/an enclosed porch, kitchen, dining room, living room, family room, and full bath on the main level. The second floor has 4 bedrooms. The home also has a basement w/outside exit, oil hot water heat, wood stove, on site well & septic. The home is mostly secluded, situated in an open area at the front corner of the property, edged by woods. The back 2/3 of the property is wooded while the front, along the road is mostly open. This property is perfect for a handy-man to fix up to live in or use as an investment, or tear down the existing building and build your dream home! **Note: Property needs to be sold to settle estate, an affordable buyer opportunity!**

**Taxes:** \$2,159    **Open House:** February 6, 13, & 20 (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:** The Estate of Herbert A. Reinert, Jr.



Merle Eberly - 2417-L—Brian Oberholtzer

Alvin Horning - C.Ivan Stoltzfus CAI

**Realtors - Auctioneers - Appraisers**

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

**610-286-5183**