

PUBLIC AUCTION

Ranch House on 1.2 Acres

Household Goods, Lawn & Garden Equipment, and Personal Property

Elverson Area

Saturday, May 17, 2014 @ 9:00 AM w/Real Estate at 11:00

48 New Road, Elverson PA, 19520, West Nantmeal Twp., Chester County, Twin Valley School District

From Elverson, take Rt. 82 South for 1.5 miles, right on Chestnut Tree Rd for 1.1 miles, second left onto Isabella Rd for 1.3 miles, left onto New Road to property on right. From Honey Brook take Rt. 322 E for 4.5 miles, left on Chestnut Tree Rd for 2 miles, right onto Creek Rd for 1.3 miles, left on New Rd .5 miles



Living Room	12 x 18	Kitchen	9.6 x 12	Bedroom	9 x 8.6	LL Kitchen	11 x 12	LL Room	11 x 23
Dining Room	9 x 12	Bedroom	10.6 x 12	Bedroom	9 x 9	LL Family Room	14 x 23	LL Bath/Laundry	5 x 11

This 1,014 sq. ft. Home is situated on an open lot backed by woods, on a quiet country road. The solid built stone & aluminum sided home features a **Living Room** w/bow window & stone accent divider; **Kitchen/Dining Room** w/oak cabinets, bar area, glass top electric range, microwave & display cabinets; **3 Bedrooms**; and a **Full Bath**. **Lower Level** completely finished w/carpet, vinyl, paneled walls, and drop ceiling and includes a kitchen, family room, additional room, and bath/laundry w/outside exit. Electric baseboard heat w/central air, on site well and septic. Rear covered patio and 3 storage sheds. **Zoned:** Agricultural Preservation **Taxes:** \$2,942

Open House: Saturday, April 26, and May 3 & 10 (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:** Violet M. Shephard Estate

This affordable property has been well maintained and is in move-in condition. Sellers are motivated to sell to settle Estate.



Merle Eberly - 2417-L—Brian Oberholtzer
Alvin Horning - C.Ivan Stoltzfus CAI

HFA **HORNING**
FARM AGENCY, INC.
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610-286-5183

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