

# PUBLIC AUCTION

## 3 BR Ranch House and Shop/Bank Barn on 18.74 Acres

**Mohnton Area**

**Thursday, July 28, 2016 at 5 PM**

**401 Gelsinger Road, Reading, PA 19608, Spring Twp, Berks Co, Wislon School District**

*Heading N on US 222 take exit toward Mohnton, left onto Grings Hill Rd for 0.7 mi, left onto Gelsinger Rd for 0.3 mi to property.*



Living Room 13 x 22

Bedroom 12 x 13

Bedroom 10 x 10

Kitchen 13 x 19

Bedroom 10 x 14

Full Bath

***This solid built brick home offers 1,176 sq. ft. of living space*** and is situated on 18.74 acres backed by trees with front & side views of scenic countryside. The land provides approximately 11 acres tillable ground with the balance in woods. There is also a stream running through the property. The house features a **Living Room** w/picture window & brick wood burning fireplace; large 42 handle **Eat-In Kitchen** w/wall oven & electric stove top; **Full Bath** w/linen closet; **3 Bedrooms** & laundry hook ups on the main level. Also on this level is an attached 1 car garage w/electric opener & a 10 x 16 covered side porch. The home has a **full daylight basement** w/10' ceilings, two 9' overhead garage doors (one w/electric opener), & a shower. Attached to the basement and beneath the 1 car garage is a 16 x 26 open bay for storage. The home has oil hot water heat w/central air, on site well and septic. Outbuildings include a new **20 x 60 Steel Sided Bank Barn** with the upper level finished with 3 separate rooms. The lower level is open space w/ 2 overhead garage door w/electric openers. **Taxes:** \$2,513 (Enrolled in Clean and Green). **Zoned:** Rural Conservation & Rural/ Suburban. **This property offers MANY opportunities with approximately 11 tillable acres, 8 wooded acres abundant in wildlife, lots of garage space for the vehicle enthusiast, and a brand new pole barn with limitless possibilities!!** The property has a paved driveway to the main level of the house and a large paved driveway and parking area between the house and barn. **This property is conveniently located just minutes from Rt. 222!**

**Open House:** Saturday, July 9, 16, & 23 (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:** Brian L. Turner



Merle Eberly - 2417-L—Brian Oberholtzer

Alvin Horning - C.Ivan Stoltzfus CAI

**Realtors - Auctioneers - Appraisers**

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

**610-286-5183**





Information is deemed correct but not guaranteed.



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