

PUBLIC AUCTION

4 BR RANCH HOUSE w/POLE BARN & PERSONAL PROPERTY ON 1.83 ACRES

FLOWVILLE AREA

SATURDAY, OCTOBER 27, 2018 @ 9 AM W/R.E. @ 11 AM



LOCATION: 395 Sell Road, Mohnton, PA 19540. From Morgantown take Rt. 10 N for 7 miles, left onto Westley Road for 0.5 miles, right onto Sell Road for 0.9 miles to property on the right.

REAL ESTATE: 4 BR ranch house containing 1,654 sq. ft. w/attached 2 car garage & pole barn on 1.83 acres. Main level features a living room w/brick wood burning fireplace; kitchen w/dishwasher, glass top electric range & microwave; hallway w/washer & dryer hook-up, pantry & coat closet; dining room w/sliding doors to deck; master bedroom w/double closets; master bathroom; 3 other bedrooms; another full bath; attached 2 car garage w/elec. over head garage door; 7 x 16 covered front porch; 14 x 24 back porch w/Sundown retractable awning & composite deck. Full basement w/outside exit & brick wood burning fireplace; Trane system electric heat pump w/central air; on site well & septic. Property Details: **30 x 40 steel sided insulated pole barn** w/gas propane heat, 10 x 9 overhead door and 14' ceiling; paved driveway w/extra parking; large front lawn; and mature shade trees.

NOTE: Solid built w/ maintenance free exterior, this home has a beautiful and peaceful setting situated back a tree lined paved driveway. The house could use some minor cosmetic updating, fresh paint & new flooring to bring it to mint condition! After 45 years the owner is downsizing and serious to sell!

OPEN HOUSE: Saturday, October 6, 13 & 20 (1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Lorraine F. Zajac

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE



Merle Eberly

HorningFarmAgency.com

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Lot Size/Acres: 1.83	Construction: Brick & Aluminum	Laundry: Yes	Deck/Porch: 14 x 24 deck w/awning, 7 x 16 covered porch
School District: Twin Valley	Roof: Shingle	Basement: Yes w/O/E	Garage: 2 Car Attached
Township: Robeson	Square Feet: 1,654	Fireplace: Yes	Outbuildings: 30 x 40 Pole Barn
County: Berks	Age, Condition: 45, Good	Heating: Electric Heat Pump	Water: On Site
Taxes: \$5,556	Flooring: Carpet & Vinyl	Cooling: Central Air	Sewer: Septic
Zoning: AP	Bedrooms: 4	Appliances: Elec. Range, Dishwasher, Microwave	
Type: Ranch	Baths: 2 Full		

Room Sizes

Living Room: **13'6 x 19** Kitchen: **11 x 13** Dining Room: **12 x 14'6** Master BR: **11 x 14** Bedrm: **9 x 12** Bedrm: **9 x 10** Bedrm: **10 x 10**



Information deemed correct but not guaranteed.

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