

PUBLIC AUCTION

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

PLOWVILLE 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

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **1.83**
 School District: **Twin Valley**
 Township: **Robeson**
 County: **Berks**
 Taxes: **\$5,556**
 Zoning: **AP**
 Type: **Ranch**

Construction: **Brick & Aluminum**
 Roof: **Shingle**
 Square Feet: **1,654**
 Age, Condition: **45, Good**
 Flooring: **Carpet & Vinyl**
 Bedrooms: **4**
 Baths: **2 Full**

Laundry: **Yes**
 Basement: **Yes w/O/E**
 Fireplace: **Yes**
 Heating: **Electric Heat Pump**
 Cooling: **Central Air**
 Appliances: **Elec. Range, Dishwasher, Microwave**

Deck/Porch: **14 x 24 deck w/awning, 7 x 16 covered porch**
 Garage: **2 Car Attached**
 Outbuildings: **30 x 40 Pole Barn**
 Water: **On Site**
 Sewer: **Septic**

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**



AUCTIONEERS - REALTORS - APPRAISERS
HorningFarmAgency.com
610-286-5183