PUBLIC AUCTION

5.3 ACRE FARMETTE IN EAST EARL / POOL FORGE AREA

TUESDAY, SEPTEMBER 8, 2020 @ 6 PM







LOCATION: 5593 Division Hwy., Narvon, PA 17555. From Blue Ball take Rt. 322 E. for 2.5 miles to property on right.

REAL ESTATE: BEAUTIFUL 5.3 ACRE FARMETTE situated in the heart of East Earl. Land is mostly open w/approx. 3 acres tillable. **HOUSE:** Stone & vinyl 2 1/2 sty. farm house containing 2,381 sq. ft. Main level has a quality Kitchen Kraft eat-in kitchen w/ laminate wood floor, island w/bar seating & dbl. bowl sink, desk area w/built-in mail slots, walk-in pantry, refrigerator, dishwasher, electric range, microwave & sliding door to composite 16' x 16'deck; dining room; living room w/18" window sills; office w/French doors; laundry w/sink, washer, dryer & half bath; master bedroom w/skylight, 2 walk-in closets & master bath. Upper level has 3 bedrooms; full bath and 11' x 12' balcony. The home has 2 staircases, attic, basement, oil hot water heat w/5 zones, on site well & septic. **OUTBUILDINGS:** 2 1/2 sty. stone/frame **bank barn** 32' x 46' w/tobacco cellar & outside hydrant; **brick 2 car garage** 20' x 20'; frame **shop** 24' x 50' w/2 attached **chicken coops** & outside hydrant; **storage shed** 20' x 30'.

NOTE: This beautiful farmette w/mature shade trees, garden area, brick walks & paved driveway has been meticulously maintained and is ideally situated w/ scenic front views, backed by open fields and woods and a super convenient location!

OPEN HOUSE: Saturday, August 15, 22 & 29 (1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: James & Faye Hertzler. Kling & Deibler Attorneys.

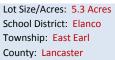
SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com 610-286-5183





Taxes: \$5,189
Zoning: Agricultural District

Type: Farmette

House: 2 1/2 Sty Farm House Roof: Shingle & Standing Seam

Square Feet: 2,381
Condition: Good

Flooring: Carpet, Vinyl, Laminate

Bedrooms: 4
Baths: 2.5



Laundry: Yes Basement: Yes Fireplace: No

Heating: Oil Hot Water (5 Zones)

Cooling: Ceiling Fans

Appliances: Elec. Range, Refrigerator, Dishwasher, Microwave, Washer, Dryer

Water: Well Sewer: On Site

Outbuildings: Bank Barn, 2 Car Garage, Shop/Chicken Coops, Storage Shed

Room Sizes

Eat-In Kitchen: 16 x 22 Living Room: 14'6 x 20 Dining Room: 13 x 20 Office: 9 x 13 Laundry Room: 10 x 10 Enclosed Entry: 6 x 6'6

Master Bedroom: 12'6 x 17 Master Bath: 6 x 9 Bedroom: 9 x 14'6 Bedroom: 14 x 19 Bedroom: 9 x 17











AUCTIONEERS - REALTORS - APPRAISERS

HorningFarmAgency.com

610-286-5183