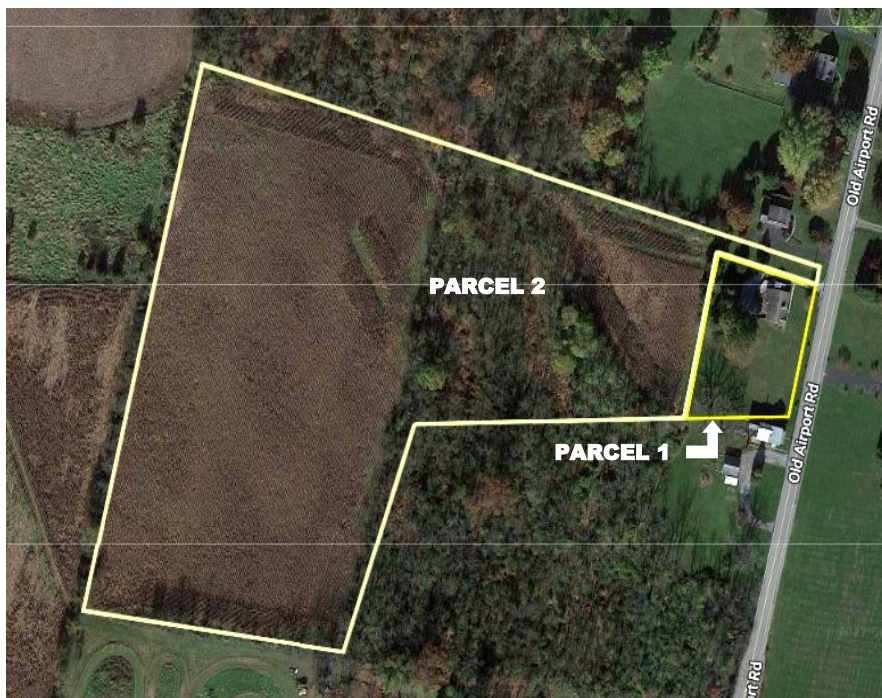


PUBLIC AUCTION

2 PARCELS OF REAL ESTATE; PARCEL 1: 3 BR HOUSE W/GARAGE ON 1 ACRE; PARCEL 2: 12 ACRES VACANT LAND

AMITYVILLE AREA

SATURDAY, SEPTEMBER 24, 2022 @ 11 AM



LOCATION: 888 Old Airport Road, Douglassville, PA 19518. **Auction held on Parcel 1.**

REAL ESTATE: Excellent opportunity to buy one or two parcels of real estate in Amity Twp. Parcels are contiguous, but will be offered separately. **Parcel 1:** 1 acre property containing a 3 BR brick dwelling w/1,550 SF above ground. House consists of a living room w/wood burning fireplace; large eat-in kitchen w/glass top electric range, dishwasher, built-in desk & hutch; dining room; enclosed porch; full bath w/linen storage; and 3 bedrooms on the main level. The home has a rear 15' x 24' deck, full basement w/washer/dryer hook ups, 19' x 29' garage, oil hot water heat, central air conditioning, on site well and public sewer. Taxes: \$5,058. **Parcel 2:** 12 acres of vacant land, mostly tillable with a few wooded acres and frontage on Old Airport Road. Taxes: \$1,812. Both parcels are zoned RC, Rural Conservation.

NOTE: Don't miss this opportunity to buy 1 or 2 contiguous parcels of real estate in Amity Twp within walking distance of Daniel Boone Area Intermediate Center.

OPEN HOUSE: Saturday, September 3 & 10 from 1:00 PM – 3:00 PM (or by apt. call 610-286-5183).

TERMS: 10% down day of sale; balance on or before 45 days. Terms by: Amity Township. Brian F. Boland, Attorney

See back for more information.

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



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Acres: 1 Acre	Roof: Shingle	Attic: No	Deck/Porch: 15 x 24 Deck
School District: Daniel Boone Area	Square Feet: 1,550 (approx.)	Basement: Yes	Garage: Yes, 19 x 29
Township: Amity	Flooring: Hardwood, Vinyl, Carpet	Fireplace: Yes	Outbuildings: None
County: Berks	Bedrooms: 3	Heating: Oil Hot Water	Water: Well
Taxes: \$5,058	Baths: 1	Cooling: Central Air	Sewer: Public
Type: Ranch	Laundry: Basement Hookups	Appliances: Elec. Range, Dishwasher	
Construction: Brick			

Room Sizes

Living Room: **15 x 23** Kitchen: **12 x 17** Dining Room: **10 x 13** Enclosed Porch: **7'6 x 26** Bedroom: **11 x 12**
 Bedroom: **11 x 14** Bedroom: **10 x 11'6**



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