

# PUBLIC REAL ESTATE AUCTION

17 Acres w/Log Home & Outbuildings  
Tue. September 12, 2023 @ 6:30 P.M.

109 Westley Rd, Mohnton, PA 19540- Berks County



**Directions:** From Morgantown head north on PA-10 N/Cherry St/Morgantown Rd toward North St. In 7 mi. turn left on Westley Rd. In 0.2 mi. turn right. In 0.3 mi. arrive at property.

**Property Description:** Mostly wooded, 17 acre country property. Winding through the towering poplar trees on a paved driveway you'll find a very detailed, 3,400 +/- square ft. log home. 4 beds, 2½ bath. Oak hardwood and tile floors throughout the first floor. Four fireplace/woodstove areas, several with propane inserts. A spacious kitchen w/ built in stainless appliances, large dining room, family room with wood burning fireplace. A finished basement with a "live edge" bar area. The second floor has a laundry, 3 bedrooms w/ cathedral ceilings, 2 w/outside balconies. The master suite has a fireplace, and master bathroom that includes a jacuzzi & a steam shower. Oversized 42'x15' deck and 10'x22' porch. Outdoor wood stove, automatic backup propane generator, central air, ADT security system, on site well & septic system. The outbuildings include a 28'x28' detached garage, a 10'x22' storage shed, 8'x14' storage barn, a 30'x40' 3-car detached garage, an equipment repair shop. Village Commercial Zoning.

**Auctioneer's Note:** The home has impressive character both inside and out. Made from enormous poplar logs that were harvested on the subject property. The design gives the home a very cozy atmosphere, however it's spacious enough to host a large group of people.

**Open House Dates:** Sat. August 19, 1-3 P.M. & Tue. August 22, 5:30 P.M.-7 P.M. For more details or a private showing call Elvin @ 610-333-5447. **Terms:** Settlement on or before November 12, 2023. \$40,000.00 down payment on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

**Annual Property Taxes:** \$6,197.61

**Attention Realtors:** Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com) ID# 23383

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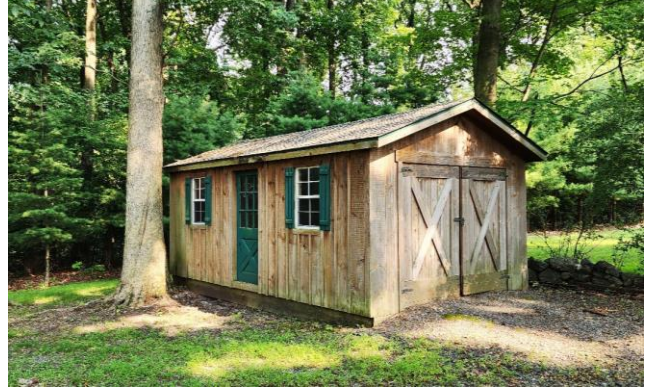
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**Auctioneers:** Elvin Stoltzfus  
AA#019514 Ph. 610-333-5447



J. Meryl Stoltzfus AU#005403 Ph. 717-629-6036

**Sellers:** Sunset Lodge Retreat



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