

PUBLIC AUCTION

2-3 BR RANCH HOME W/DETACHED 4 BAY GARAGE ON .73 AC. COUNTRY LOT

KUTZTOWN AREA
SATURDAY, OCTOBER 5, 2024 @ 11:00 AM



LOCATION: 87 S Kemp Road, Kutztown, PA 19530, Maxatawny Twp., Berks Co.

REAL ESTATE: Maintenance-free brick & steel sided 1 story home w/4 bay garage on .73 acre. This home has beautiful views of surrounding farmland. The home contains approx. 2,188 SF and features an enclosed porch; kitchen/dining room w/refrigerator, dishwasher, and glass top electric range; living room; full bath; and 2 bedrooms (easily converted to 3 bedrooms). The lower level contains a rec room; flex room; storage room; and a half bath w/washer and dryer. The home has oil forced air heat w/central air, on site well & septic. The property also contains a **30 x 60 four-bay steel sided garage w/10x10 overhead doors w/electric openers, propane heat, air conditioning and water.** The house and garage are equipped with a 30K Generac generator.

OPEN HOUSE: Saturday, September 14, 21 & 28 (1-3 pm) or by apt. call 610-286-5183 .

NOTE: This property is surrounded by beautiful farmland views and is conveniently located within minutes of restaurants, gas stations, and grocery stores.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Rodney R & Rebecca A Freeman. Glick, Goodley, Deibler & Fanning, LLP.

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

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **.73 Acre**
 School District: **Kutztown Area**
 Township: **Maxatawny**
 County: **Berks**
 Taxes: **\$3,925**
 Type: **1 Story**
 Construction: **Frame**

Roof: **Shingle**
 Square Feet: **2,188 (approx.)**
 Age, Condition: **1976 Good**
 Flooring: **Vinyl, Carpet**
 Bedrooms: **2-3**
 Baths: **1.5**
 Laundry: **Yes**

Basement: **Yes**
 Fireplace: **No**
 Heating: **Oil Forced Air Heat**
 Cooling: **Central Air**
 Deck/Porch: **No**

Garage: **4 Bay Detached**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

Enclosed Porch: **16x21** Kit/Dining Rm: **14x19** Living Rm: **13x23** BR: **14x27** BR: **10x11** Rec Room: **18x44**
 Flex Rm: **9x13** Half Bath: **9x9** Storage Room: **14x21**



Information deemed correct but not guaranteed.



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