

Bridgeton/Woodbine Area

6 ACRES!

## REAL ESTATE AUCTION SECLUDED 6-ACRE FARMETTE

Saturday, July 31, 2021 @ 1:00pm

Sale location: 763 Bridgeton Road | Fawn Grove, PA 17321



### Ranch Style Home - 2 Sty., 4 Stall Horse Barn - Sheds - Pasture - Arena - 6 acres

**Real Estate:** This secluded 6-acre farmette was built in 2002 and includes a Raised Ranch Style home with 3 bedroom, 2 bath, kitchen/dining room, living room, full basement with 2 car garage space, generator backup system, large covered front porch with panoramic views and a back patio are with above ground pool. Outbuildings: 40' x 25', 4-stall horse barn w/2nd floor storage, chicken coop, run-in shed, implement shed, 65' x 131' outdoor riding arena, fenced pasture all on a secluded 6 acre, partially wooded lot.

**Auctioneer note:** Opportunities abound with this 6-acre farmette with buildings less than 20 years old. Sellers are motivated to sell so come prepared to buy.

**Attention realtors:** Seller offering a broker participation. Contact auctioneer for details.

#### Terms on Real Estate

\$15,000 down day of sale  
Settlement within 60 days

#### Open House Dates

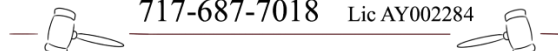
Saturday, July 10 1-3pm  
Tuesday, July 20 5-6pm  
Or contact auctioneer for appointment

**Seller:** Estate of Walter Mokriski Jr



## AUCTION CENTER

717-687-7018 Lic AY002284



Auctioneer  
Leon Stoltzfus  
717-687-7018 ext 113

SEE REVERSE SIDE FOR  
MORE INFORMATION



### Property Info

Type: Raised Ranch  
 Construction: Vinyl siding  
 Roof: Asphalt shingle  
 Square Feet: 1344 sq. ft.  
 Age/Condition: 19/avg  
 Flooring: Carpet/Laminate  
 Bedrooms: 3  
 Baths: 2  
 Laundry: Hookups in Basement  
 Living Room: Yes  
 Heating: Oil/Forced Air  
 Cooling: Central AC  
 Electric: 200amp/Generator Back-up  
 Range: Yes/Electric  
 Refrigerator: Yes  
 Dishwasher: Yes  
 Porch: Yes, 26 x 8, covered  
 Patio: Yes, patio, fireplace, pool  
 Garage: 2-car basement garage  
 Riding Arena: 65' x 131' outdoor  
 Barn: 40 x 25, 4-stall, 2 sty.  
 Implement shed: Yes  
 Run-In Shed: Yes  
 Chicken Coop: Yes  
 Windows: Vinyl windows  
 Basement: Yes  
 Attic: storage space  
 Lot size: 6.04 Acre  
 Possession: within 60 days  
 Water/Sewer: Onsite well & septic  
 Zoning: Residential  
 Township: Lower Chanceford Twp.  
 School District: Red Lion Area  
 Taxes: \$5126 per year

### Room Sizes

Kitchen/Dining Room: 15 x 20  
 Living Room: 22 x 15  
 Bedroom: 12 x 12  
 Bedroom: 12 x 10  
 Bedroom: 12 x 10  
 Bath: 5 x 8  
 Bath: 7 x 10



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