

**GREAT
LOCATION!**

PUBLIC AUCTION REAL ESTATE

**AWESOME
VIEW!**

Wednesday, June 13, 2018 at 5:00 pm

Sale Location: 25 Freeman Road | Cochranville, PA 19330



4 Bedroom, 2 Bath, 1,716 sq. ft. Rancher w/ Basement 2-Car Garage & 4 Sheds on 1-Acre Lot

Built in 1964 this spacious Rancher sits on 1 acre of land on a very quiet street surrounded by farmland. 1st floor consists of 4 bedrooms, 2 full baths, kitchen/dining room, living room and laundry room. Basement consists of a 24x30 Garage/workshop area and a 31x25 area that could be additional

living space. This property has 4 sheds including a sun shed with electricity, running water, etc. This home could use some updating but what a great opportunity to purchase a home that is booming with potential. Come prepared to buy as the sellers are motivated to sell.

Terms:

10% down day of sale
Settlement within 60 days.

Open House Dates:

Thursday, May 24 5:00-7:00 pm
Saturday, June 2 2:00-4:00 pm

Sellers:

Francis R. Watterson
Rebecca J. Jennings POA

Attorney:

H. Charles Benner



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**SEE REVERSE SIDE FOR
ADDITIONAL DETAILS.**



Room Dimensions:

- Kitchen/Dining room 18x12
- Living Room..... 18x12
- Laundry room..... 13x6
- Bedroom #1 13x10
- Bedroom #2..... 11x12
- Bedroom #3..... 10x12
- Bedroom #4..... 13x11
- Bath #1 12x5
- Bath #2 9x5
- Garage 24x30
- Basement 31x25



Info on property

- HEAT:** Electric Baseboard
Oil Heater in Basement
- AC:** Central AC
- SEWER:** Onsite Septic
- WATER:** Well on Property
- ROOF:** Asphalt Shingle
- SIDING:** Aluminum Siding
- SCHOOL DISTRICT:** Octorara Area
- TOWNSHIP:** Highland Twp.
- YEARLY TAXES:** approx. \$4,000
- REPLACEMENT WINDOWS**
- 4 SHEDS ON PROPERTY**



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