

REAL ESTATE AUCTION

15 +/- Acre Farm

Farmhouse, Bank Barn, Cottage & More

Tues, December 10th, 2024 @ 3:30 PM

107 Horning Rd Mohnton, Pa 19540 | Berks Co.



Directions: From Route 222 Turn on Route 568 Stay Slight Right on Alleghenyville Rd, left on Kramer Rd, Left on Horning Rd to Property on Right.

15.25 +/- Acre Farm in Mohnton Area

- 3 Bed, 2.5 bath - Remodeled Farmhouse
- Master Bath with Deluxe Tile Shower
- Kitchen & Island with Granite Counter Tops.
- Family Room with Hardwood Flooring.
- Laundry room with Heated Tile Flooring.
- Remodeled Bank Barn, Heated Garage Area
- Blacktop Driveway & Circle Stone Driveway Around Barn.
- Creek Flowing Through Property.
- Approx 9 Acres Tillable Ground.
- Property contains one of the oldest Stone Cottages in The Mohnton Area.
- Onsite Well & Septic.
- Brecknock Twp. | Governor Mifflin School District
- Real Estate Taxes \$ 2,124 +/- Annually - Clean & Green / Act 319
- **Bridge Loans Available** - Call Auctioneers for Details. * Broker Participation Available – see website

Open House: Sat, Nov. 9, 2024, 11am-1pm. | Thurs Nov. 14, 2024, 3-6 p.m.

Terms and Conditions: \$40,000.00 Down Payment * Settlement on or Before Jan 27, 2025

* Transfer Taxes to Be Paid by the Buyer. Real Estate Taxes to Be Prorated at Settlement

* Advertising deemed accurate, but not guaranteed. Announcements at auction take precedent to all prior advertisements.

BEILER-CAMPBELL
REALTORS & APPRAISERS



FARM & LAND
DIVISION



AUCTION
SERVICES

Auctioneers:

Wilmer Martin (717)- 333-4881- AU# 006386

Elvin Stoltzfus (717)-863-8740 – AU# 006393

Beiler- Campbell Office – 888-209-6061

Seller: Jason & Tara Esterly



