

# PUBLIC AUCTION

**3 BR Mobile Home w/Detached Garage on .92 Acre Country Lot**

**KNAUERS AREA**

**TUESDAY, OCTOBER 29, 2019 AT 4 PM**



**LOCATION:** 38 Fitterling Rd., Mohnton, PA 19540. From Rts. 625 & 568 in Knauers take Rt. 625 North 1.1 mile, right onto Fitterling for 0.4 mile to property on right.

**REAL ESTATE:** This 3 bedroom single wide mobile home is situated on a beautiful country lot, half open and half wooded with nice frontal views. The home features an 8'6 x 19 back covered porch; an eat-in kitchen w/refrigerator electric stove top, wall oven, refrigerator, pantry & closet laundry; large living room w/cathedral ceiling; 3 bedrooms; and a full bath. The home has a full basement w/outside exit & laundry hook-ups; electric baseboard heat; window A/C units; on site well & septic. The property also has a detached 16 x 23 one car garage w/electric opener and paved drive w/extra parking area.

**NOTE:** This is a great investment opportunity or affordable residence, conveniently located just off of Rt. 625 w/easy and quick access to Rts. 222 and 176. This property is situated in a very quiet & peaceful setting

**OPEN HOUSE:** Saturday, October 5, 12 & 19 (1-3 pm.) or anytime by apt. call 610-286-5183.

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Terms by: Tamara J. Hansen. Kling & Deibler Attorneys.

**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: **.92 Acre**  
 School District: **Governor Mifflin**  
 Township: **Brecknock**  
 County: **Berks**  
 Taxes: **\$2,249**

Type: **Mobile Home**  
 Construction: **Manufactured**  
 Roof: **Shingle**  
 Condition: **Good**  
 Flooring: **Vinyl, Carpet**

Bedrooms: **3**  
 Baths: **1**  
 Laundry: **Yes**  
 Attic: **None**  
 Basement: **Yes**

Heating: **Electric Baseboard**  
 Cooling: **Window A/C**  
 Water & Septic: **On Site Well, Public Sewer**



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