

# PUBLIC AUCTION

**10 ACRES OF LAND NEAR STRUBLE LAKE**

**MORGANTOWN/ HONEY BROOK AREA**

**WEDNESDAY, OCTOBER 23, 2024 @ 5 PM**



**LOCATION:** 799 Chestnut Tree Rd., Elverson, Pa 19520, Honey Brook Twp, Chester County.

**REAL ESTATE:** A rare opportunity to build your dream house, vacation home or create your own homesteader or gentleman's farm. This gorgeous 10.041 acres of land is within walking distance of Struble Lake in Honey Brook Twp. and has 6 level tillable acres with the balance wooded and approx. 945 feet of road frontage. Taxes \$158, enrolled in clean and green. Zoned Ag.

**NOTE:** Don't miss this excellent opportunity on this spectacular piece of land with level terrain, wildlife and many possible uses, located within walking distance of Struble Lake.

**OPEN HOUSE:** Land can be viewed at any time. For additional information call auctioneers at 610-286-5183, [merle@horningfarmagency.com](mailto:merle@horningfarmagency.com) or visit our website to view an aerial video.

**TERMS:** 10% down day of sale; balance on or before 45 days. Terms by: Brian C. Dimick Glick, Goodley, Deibler and Fanning LLP PM

**SEE AERIAL ON BACK**

Merle Eberly  
Alvin Horning, C Ivan Stoltzfus CAI  
Horning Farm Agency, Inc. AY002091



[HorningFarmAgency.com](http://HorningFarmAgency.com)  
**610-286-5183**

**AUCTIONEERS - REALTORS - APPRAISERS**



Don't miss this excellent opportunity to purchase a great parcel of land, currently being farmed, but with many possible uses. Located within walking distance of Struble Lake!



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