## **PUBLIC AUCTION**

## STONE HOUSE, BANK BARN & SPRING HOUSE W/POND ON 21.78 +/- ACRES PLOWSVILLE/FLYING HILLS AREA

PLOWSVILLE/FLYING HILLS AREA
TUESDAY, OCTOBER 20, 2020 AT 4 PM





**LOCATION:** 170 Sell Road, Mohnton, PA 19540. From Morgantown take Rt. 10 N for 7.0 miles, left onto Westley Road for 0.5 mile, right onto Sell Road 0.4 mile to property on left.

**REAL ESTATE:** 1800's circa stone 2 sty. 3 BR farm house, stone bank barn & stone spring house on 21.78 <sup>+/-</sup> acres. Experiencing this property is like taking a step back in time! The 2,080 SF home is loaded with old time character and charm w/exposed stone walls, original wooden floors, 17" sills & exposed beams. Outside stone pathways w/ wisteria laden arbors are a scenic stroll to the spring house, fenced sheep pen lined with Rose of Sharon, a natural stream and a beautiful pond. **House:** First floor has eat-in kit. w/gas range & refrigerator, dining room, living room, sun porch, laundry & full bath. Second floor has 3 bedrooms & a full bath. Full attic, basement w/outside exit, oil hot air heat, onsite well & septic. **Bank Barn**: 35' x 32' w/20' x 26' addition, used for storage and lower level sheep pens. **Spring House:** 18' x 20' w/covered front porch. **Land:** 7<sup>+/-</sup>acres tillable, remaining land is primarily building area or wooded. There is approximately 2,000' of road frontage along both sides of Sell Road.

**NOTE:** This property is a secluded treasure nestled in a tranquil setting with a beautiful pond, stream & abundant wildlife. It is also conveniently located to Rt. 10, 176 and PA Turnpike!

**OPEN HOUSE:** Saturday, October 3, 10 & 17 (1-3 pm.) or anytime by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 60 days of sale. Attorney Jeffrey F. Dorko

**TERMS BY:** Estate of Dorothy M. Liszcz

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



Lot Size/Acres: 21.78\*/- Acres School District: Twin Valley Township: Robeson County: Berks

Taxes: \$3,769

**Zoning: Agricultural Preservation** 

Type: Farm House
Construction: Stone

Roof: Tin

Square Feet: 2, 080



Age, Condition: 1891, Good Flooring: Vinyl, Carpet, Wood

Bedrooms: 3
Baths: 2
Laundry: Yes

Attic: Full

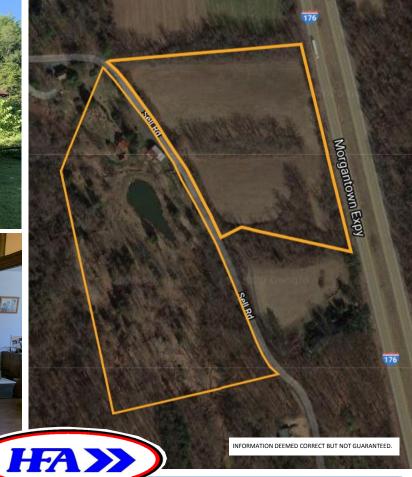
Basement: Yes w/O/E Heating: Oil Hot Air Cooling: Ceiling Fans Water & Septic: On Site

## **Room Sizes**

Eat-in Kitchen:  $11 \times 21$  Dining Room:  $10 \times 20'6$  Living Rm:  $12 \times 21$  Sun Porch:  $11'6 \times 20$  Laundry:  $6 \times 12$  Bedroom:  $9 \times 10'6$  Bedroom:  $9'6 \times 10'6$  Bedroom:  $10 \times 11$  Bathroom:  $10 \times 10$ 







AUCTIONEERS - REALTORS - APPRAISERS

<u>HorningFarmAgency.com</u>

610-286-5183