

PUBLIC AUCTION

STONE HOUSE, BANK BARN & SPRING HOUSE W/POND ON 21.78 +/- ACRES

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 +/- 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 +/- 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

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: 21.78^{1/2} 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 x 21 Dining Room: 10 x 20'6 Living Rm: 12 x 21 Sun Porch: 11'6 x 20 Laundry: 6 x 12
 Bedroom: 9 x 10'6 Bedroom: 9'6 x 10'6 Bedroom: 10 x 11 Bathroom: 10 x 10



INFORMATION DEEMED CORRECT BUT NOT GUARANTEED.

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HorningFarmAgency.com
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