

# PUBLIC AUCTION

## RANCH HOUSE W/2 CAR GARAGE, 2 1/2 STY GUEST HOUSE AND DETACHED GARAGE ON 4.93 ACRES

GOUGLERSVILLE/ MOHNTON/ KNAUERS AREA

FRIDAY, DECEMBER 4, 2020 AT 4:00 PM



**LOCATION:** 36 Somerset Lane, Mohnton, PA 19540. From Rt. 222 take the Gouglersville Exit, go east on Mohns Hill Rd., right onto Gouglersville Rd. for 0.9 mile, left onto Yorkshire Rd. 0.2 mile, left on Somerset Lane.

**REAL ESTATE:** This secluded property contains two houses and a detached garage on almost 5 acres.

**RANCH HOUSE:** Stone & brick w/approx. 1,368 SF w/eat-in kitchen, living room w/brick fireplace, 3 bedrooms, full bath, breezeway to 2 car garage, full basement w/washer & dryer hook-ups & outside exit, oil hot water baseboard heat, on site well & septic. This house is in poor condition and in need of total repair.

**2 1/2 STY. GUEST HOUSE:** Aluminum sided w/approx. 1,200 SF w/eat-in kitchen w/hardwood & tile floor, living room & enclosed porch w/closet washer & dryer hook-up on main level. Upper level contains 2 bedrooms & a full bath, full attic & basement w/concrete floor, oil hot air heat, on site well & septic. House could use some cosmetic updating. **DETACHED GARAGE:** 24' X 24' cement block garage w/overhead garage door.

**NOTE:** This property is ideal for an investment/income producing property, fixer-upper. Both houses are solid built with lots of potential. Nice elevated setting with good hunting ground!

**OPEN HOUSE:** Saturday, November 14, 21 & 28 (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: Estate of John D. Sigafos. Kenneth C. Myers Esq.

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

AUCTIONEERS - REALTORS - APPRAISERS





Lot Size/Acres: **4.93 Acres**

Township: **Cumru**

Taxes: **\$7,547**

School District: **Governor Mifflin**

County: **Berks**

Zoning: **AG**

Room Sizes

Ranch House: Eat-in Kitchen: **12 x 21** Living Room: **14 x 21** Bedroom: **11 x 12** Bedroom: **11 x 12** Bedroom: **12 x 13** Bath: **5 x 9**

Guest House: Kitchen: **10 x 15** Living Room: **10 x 15** Enclosed Porch: **7 x 18** Bedroom: **10 x 14** Bedroom: **10 x 14**



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**HorningFarmAgency.com**

**610-286-5183**