



# BERNVILLE POOL & 2.7 ACRE VACANT LOT

# PUBLIC AUCTION

## Thursday June 6th 2024 3pm

### Parcel #2

### 2.7 Acres

### 1729 Steven's Ave.

### Bernville Pa 19506



Parcel #1 Consist Of The Bernville Boro Pool Property, located at Front Street, Bernville Borough, comprised of Parcel Identification Number 29445015744237, as more fully described in a deed recorded at Deed Book Volume 4627 Page 0881 in the Office of the County of Berks Recorder of Deeds ("Deed"). The property is 1.45 Acres in area and consists of a pool and accompanying structures including snack and storage buildings. The property is subject to a deed restriction requiring the property to be utilized as a swimming pool and upon abandonment of the swimming pool used for other recreational purposes in the community. (As provided for in the Deed recorded with the Recorder of Deeds of Berks County at Deed Book Volume 1296 Page 0207.) The property is located within the Parks and Recreation zoning district of the Borough. Uses permitted by right with compliance with the requirements of the Zoning Ordinance include municipal uses, structures or buildings owned and operated by a municipality or municipal organized Authority, park, playground, picnic grounds or similar non-commercial recreation facility owned and operated by a public or private non-profit agency, hiking / biking trails, and accessory uses and structures to the permitted uses on the same lot.

PARCEL #2 Is located at 1729 Stevens Avenue, Bernville Borough, comprised of Parcel Identification Number 29445015645769, as more fully described in a deed recorded at Instrument Number 2021027883 in the Office of the County of Berks Recorder of Deeds ("Deed"). The property is 2.7 Acres in area and is vacant land. The property is located within the Town Center zoning district of the Borough. Uses permitted by right with compliance with the requirements of the Zoning Ordinance include religious worship, library, art gallery, museum, retail and wholesale of goods, business or professional office, bank, self-service laundry facility, lodge, funeral home, restaurant, personal and household service establishment, bed and breakfast, antique business, indoor place of amusement, and residential uses. Certain other uses may be permitted by special exception approval of the Zoning Hearing Board.

NOTE: Sale Will Be Held At the Umbehauer Park Pavilion (Next To Parcel #1)  
 TERMS: 5% Buyers Premium Added To The "Hammer Price" 10% Down  
 Payment Due Day Of Sale Balance Within 45 Days  
 Sale For The Borough Of Bernville



**L & H AUCTIONS**  
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 &  
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