

# PUBLIC AUCTION

MORGANTOWN AREA

**QUALITY 1.5 STORY HOME AND SHOP ON 2.88 ACRES  
PERSONAL PROPERTY**

**THURSDAY JUNE 22, 2017 5 P.M.**

**REAL RESTATE 6 P.M.**

**LOCATION: 4458 North Twin Valley Road, Morgantown. From Morgantown Road take rt. 23 East to left on N. Twin Valley Rd. to property on right.**



Home is 1.5 Story frame and siding dwelling with approx. 1640 square feet of living space. Main level has eat-in kitchen with custom oak cabinets, glass top range, and double bowl sink. Living room with solid hardwood floors. 2 bedrooms with hardwood floors and a full bath off hallway. 2nd floor is an open spacious room with lots of storage. Enclosed breezeway joins home to 23ft. x 35 ft. heated garage/shop. Attractive wrap around porch with stamped concrete and PVC railing. Full basement with laundry hook ups, oil hot air heat, Central air conditioning and central vac system. 17ft. x 29 ft. 3 car carriage shed, Gazebo, and detached 40ft.x36ft. heated and cooled shop. Paved drive, attractive landscaping and 2.88 acre fenced lot. on-site well and septic. Twin Valley Schools. Taxes: \$4574.



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**Open House: Thursdays May 25, June 1, 8 5-7 p. m.**

**Terms: 10% down, Balance due at settlement on or before 60 days**

**Well maintained beautiful property, close to major routes for easy commute. Don't miss this property!**

**Personal property:** 2 flat screen TV's, oil lamps, **Naomi Bient paintings** (Joanna store /Smith Bros. and oil painting of spring house). 2 dining tables and chairs, 2 Washstands, corner washstand, corner shelf, small early 4 drawer stand, dresser and chest of drawers, recliners, bookcases, patio furniture, glass display case on wheels, die cast dragsters, King size select comfort bed, 2 massaging/adjustable beds, oak file cabinet, carom boards, Smith Bros. office sign, Toy barn and manger, 2 dehumidifiers, adjustable shelving, child's rocker from Harmony School?, ping pong table, 2 electric heaters, Steel lawn silhouettes, Rubbermaid lawn cart, 2 clothes trees, adjustable basketball hoop, **Aluminum Nitrous trick bike**, concrete eagle, shop vac, Dog Kennel with wheels and other items not listed.



**More pictures on reverse**

**Tracey L. Jones**  
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**Terms by: Evetta Hartranft  
Clyde Beam P.O.A.  
Attorney: Kling and Fanning**

**[tljonesauctioneers.com](http://tljonesauctioneers.com)**