

Morgantown Area

PUBLIC AUCTION

Saturday, November 3, 2018 • 11:00 AM

Location: 4791 N. Twin Valley Road, Elverson

From Morgantown take Rt. 23 East to left on Twin Valley Rd. to Farm on left.

11.39 ACRE FARMETTE WITH STONE HOME BANK BARN AND OUTBUILDINGS



Real Estate is a 2 story, Circa 1790 Stone and Stucco dwelling. 1st floor of Home has eat in Kitchen with fireplace. Laundry/mud room, Living room, family room or extra bedroom and full bath. 2nd floor has 3 bedrooms and full bath. Walk up attic and basement with outside entrance. Oil hot water heat, deep window sills and replacement windows. Attached 2 car garage, 20ft.x 40ft. storage building, 10ft.x 13ft. greenhouse, 35ft.x56ft. stone and siding bank barn. 11.39 Acres, mostly open with some woods. Fenced pasture. Pipeline work in progress on edge of property, typically its not noticeable.

Open house: Saturdays - October 13, 20, 27 • 1-3 pm
Real Estate Terms: 10% down, balance due on or before 60 days.

ADDITIONAL PROPERTY INFORMATION

Property Name: 4791 North Twin Valley Road,
Elverson, PA 19520

Construction/Type: 2 Story Stone and Stucco

Baths: 2

Tract Size: 11.39 Acres

Age: 1790

Zoning: R-2 and R-4

Heating: Oil Hot Water

Sewer: On-site

Water: Well

Taxes: Approx. \$4,322/yr.

School District: Twin Valley **Not in Clean & Green**

Kitchen: 11.5 x 21 **Living Room:** 11.5 x 18

Laundry/Mud room: 6.5 x 18

1st Floor bedroom or Family Room: 11 x 18

2nd Bedroom: 8 x 14

2nd Bedroom: 9.5 x 13.5

2nd Bedroom: 10 x 8

Note: Opportunity to purchase a Farmette in a convenient location. Seller has loved living here, but is ready to downsize.



- More Info. on Back-

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