

ROBESON TOWNSHIP

PUBLIC AUCTION

SAT., APRIL 30, 2022 • 9:00 A.M. R.E. @ 12 Noon

109 Cold Run Road, Elverson, PA 19520

FROM Morgantown take Rt. 23 east to left on Twin Valley Rd. to right on Elverson Rd., to left on Hopewell Rd., to left on Cold Run Rd. to property.

HOME AND GARAGE ON 28.8 ACRES FARMLAND AND WOODLAND ZONED AGRICULTURAL PRESERVATION PERSONAL PROPERTY AND COLLECTIBLES



Real Estate is 28.8, mostly tillable acres with some woodland and a 1.5 Story home and Detached 2 car garage. Home is a 1.5 story dwelling with approx. 1230 sq. ft. of living space. Main level has Eat in kitchen, Dining room, Livingroom, main bedroom and bath enclosed porch off kitchen. 2nd floor has 2 rooms and a full bath. Basement, with laundry hook ups. Detached 2 car garage, paved driveway. 28.8 acres consists of 3 parcels all on same deed. Home with 2.65 ac., 14.33 ac. and 11.34 ac. Level tracts in a beautiful area. **Low taxes, property is in Clean and Green. Ag zoning.**



Open house dates: Saturdays, April 9, 16, 23 1-3 P.M.

Terms; 10% down, Balance due at settlement, on or before 45

ADDITIONAL PROPERTY INFORMATION

Property Name:

109 Cold Run Road, Elverson, Pa. 19520

Construction/Type: 1.5 Story Block Stucco Dwelling

Baths: 2 **Bedrooms:** 3 **Tract Size:** Level 28.8 Ac.

Square Feet: 1230 sq. ft.

Taxes: Approx. \$2,308, In Clean and Green

Age: 1950 **Zoning:** Agricultural Preservation

Heating: Oil Hot Air

Garage: 2-Car Garage Detached

Water: On-Site Well **Sewer:** On-Site

School Dist.: Twin Valley

Living Room: 14 x 20 **Kitchen:** 9 x 10

Dining Room: 11 x 13 **1st Floor Bedroom:** 12 x 13

Bedroom: 12 x 13 **Bedroom:** 9 x 13

2nd Floor full bath **1st Floor 1/2 bath**

Note: 28.8 Level Acres, Low taxes, located on a quiet country road, Ag Zoning. Home needs some updating.

Personal Property and Collectibles: Tudor tru-action electric baseball game, early rocking horse, Pfaff sewing machine, early print-girl w/dog, old Christmas ornaments, copper fire extinguisher, brass pieces, several binoculars, costume jewelry, salts, oil lamps, Early glass bottles including Dietrich Pottstown ; Pine Tree Tar Cordial Phila, P. C Sholtz, Excelsior Reading, Fett & Son Reading, Pa. Schmidt's Brwgc, Norristown, hen and nests, wooden mug, ruby glass, glassware, cast iron pieces, mini Hopewell furnace stove, cast iron pans, wooden long bow, albums, cedar chest, needlework, **refrigerator-Frigidaire (Nice)**, oak chest of drawers, Earlier fan, misc tools, planer, misc garden tools, Borg Warner garage cabinet, canning jars, Sunnyside milk box, Sunnyside milk bottles, early fuel can, bench grinder, bench vise, walk behind cultivator, maple bedroom furniture, Cast iron feed troughs, and many other items not listed.

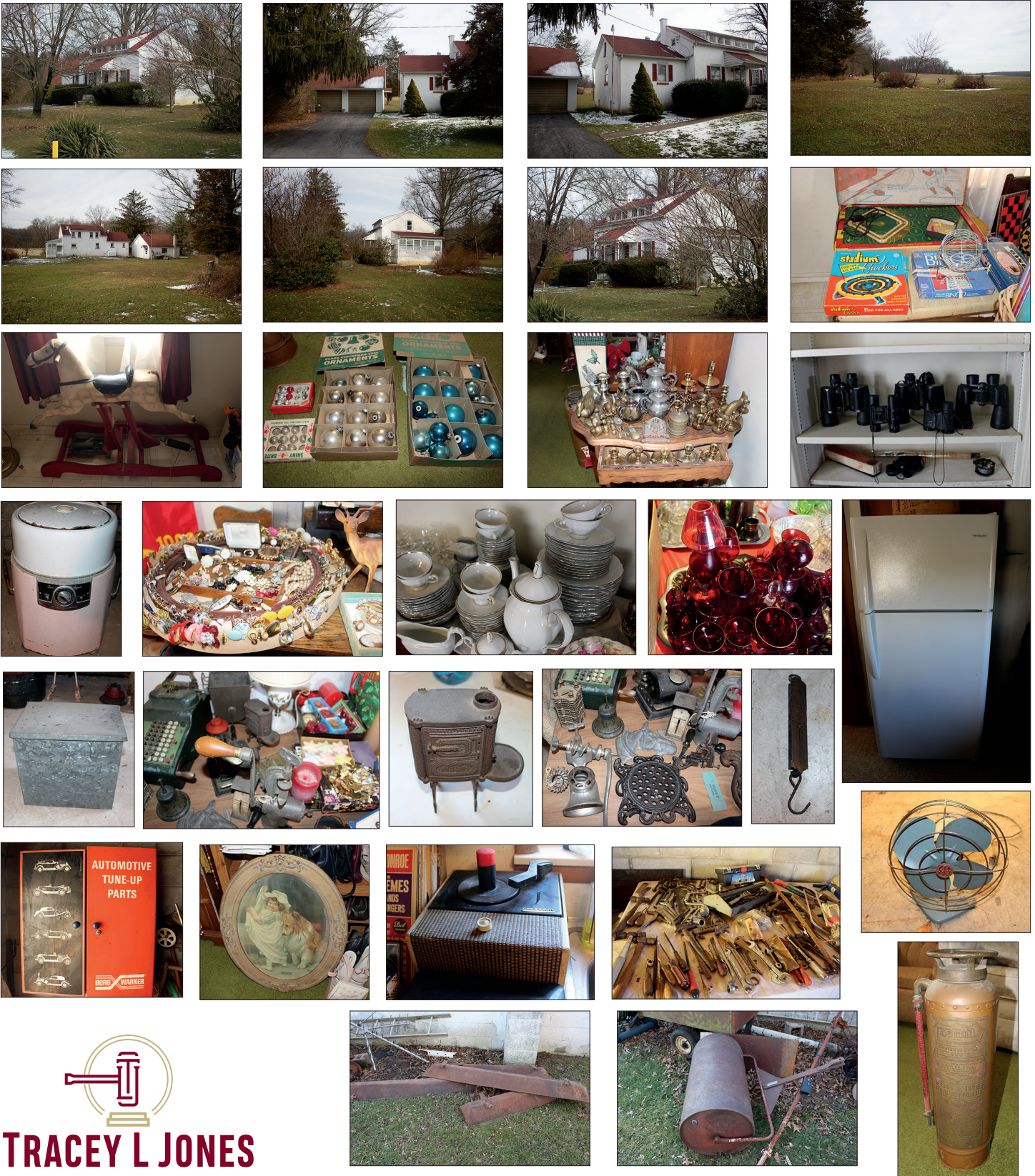
- PHOTOS ON BACK-

Terms By:

**John F. Dayton Jr. and Cynthia K. Hartman
Attorney: Kling, Deibler and Glick**

www.tljonesauctioneers.com

HOME AND GARAGE ON 28.8 ACRES FARMLAND AND WOODLAND ZONED AGRICULTURAL PRESERVATION - *PERSONAL PROPERTY AND COLLECTIBLES*




TRACEY L JONES
AUCTIONEERS
610-286-7834

Terms: Cash, Pa. Check or Credit cards
(service fee for credit cards)

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