

ROBESON TOWNSHIP  
ZONED AG PRESERVATION

# PUBLIC AUCTION

**SAT., DECEMBER 10, 2022 • 9:00 AM REAL ESTATE AT 12:00**

**1665 Hopewell Rd., 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 property on right.

## **POST AND BEAM HOME, SMALL BARN ON 3.2 ACRES** **ANTIQUES, ARROW HEADS, TOOLS, PERSONAL PROPERTY**



**Real Estate is a post and beam constructed 2 story custom home** with cypress wood siding. Main level has oak kitchen with quartz countertop, Bosch dishwasher and propane range. Dining room and adjoining Living room with passive solar glass doors to wrap around deck overlooking back of property. Woodstove with sandstone hearth. Full bath and office off living room. Upper level has 3 bedrooms and a full bath. One of the bedrooms has a loft area. Lower level has a finished family room, with propane stove. One car garage and a greenhouse. Animal barn with upper level for hay storage, fenced pasture area and stream. Wood shed with storage section. Wooden playhouse, raised garden box, Paved drive, and mature shade trees on attractive 3.2 acre lot. **Zoned Ag Preservation**

**Terms: 10% down, Balance due at settlement, on or before 45 days • Open House: Saturdays Nov. 19, 26, Dec. 3 1-3 P.M.**

**Note: Well Constructed post and beam one owner home in an ideal country location. The sellers built this home and are now moving to a retirement home. Beautiful property and setting.**

**Antiques and Collectibles:** Arrowheads (found by Dudley Smith), Early blind front corner cupboard, school master desk, dovetail dough box, dovetailed blanket chest, clay marbles, Russell Henry pottery (signed to D. Smith), Bennington pottery, Bollo ties, with Silver dollars, early padlock, hand made baskets, several Cow bells, several oil lamps, crocks, copper pots, Coffee mill, Smith Miller PIE truck, Lionel trains and layout, railroad lanterns, Ox yoke, Wall and Mantel clocks, Several flexible flyer sleds, Oak workbench, bench vise, hand tools, early Phantom Bantom boat motor, car flower vase, records and albums and many other items not listed.

**Lawn Tractor, etc.:** John Deere X540 hydro static with mower and snow blade 641 hrs. Husq. ST227P snowblow-er, Cub Cadet ST 110 22" wheeled string trimmer, Shovels, rakes, shopvac, wood clamps, mortis and tenon chisels, planes, handsaws and many other items.

**Coins:** Silver dollars 1890"o", 1884, 2-1886, 1889, 1891. 1oz. Silver dollars 1 1997, 3- 1998, 1887 Indian head penny, 1887 Indian head penny, 1828 Large cent, 1754 Farthing, 1721 half penny, 1750 half penny, 1735 half penny, foreign coins, wheat pennies and others.

**Terms: Cash or Pa. Check, or Credit Card with 4% service fee.**



**TRACEY L JONES**  
AUCTIONEERS  
610-286-7834

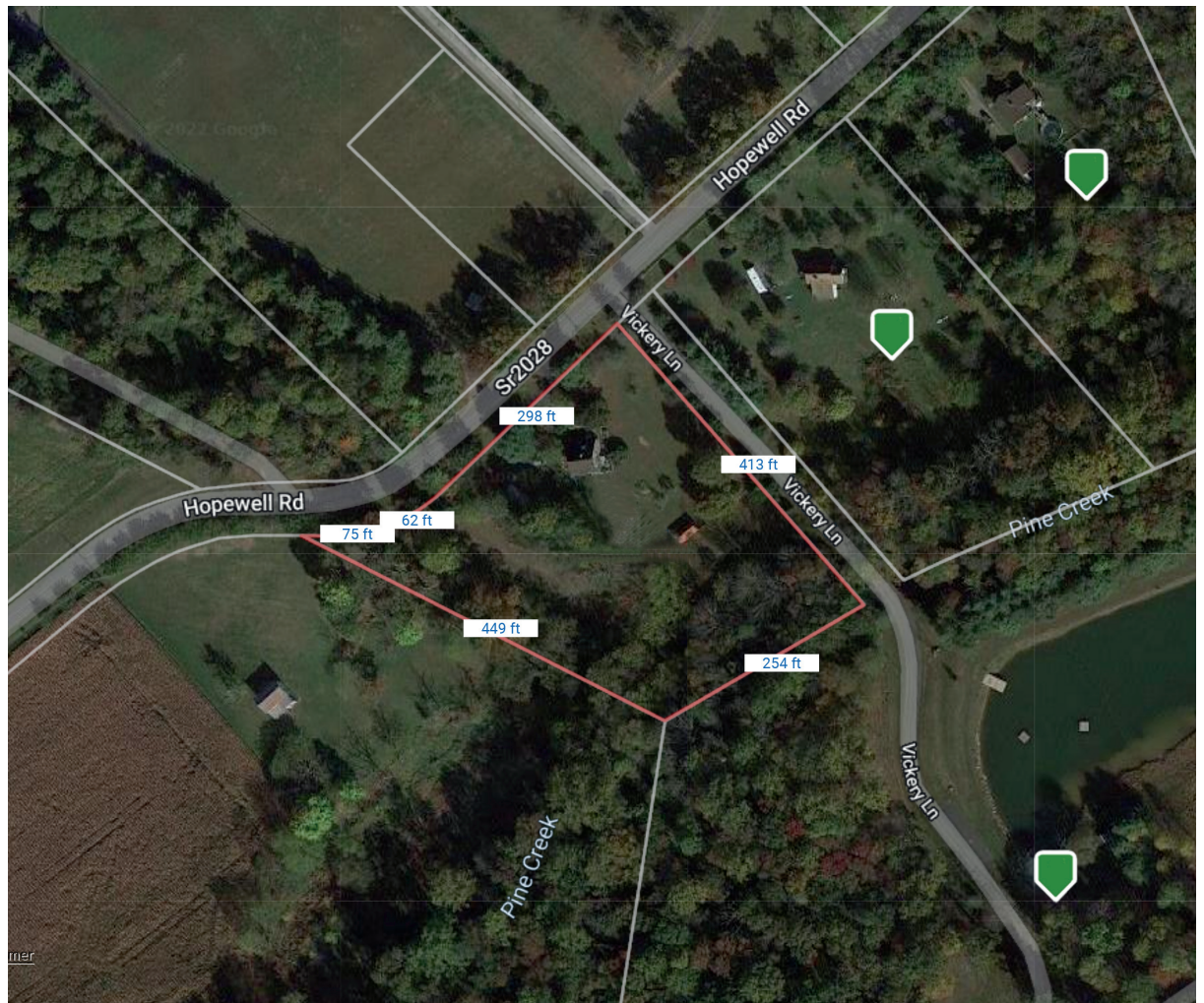
**- PHOTOS ON BACK-**

**Terms By:**  
**Franklin C. and Anne M. Law**  
**Attorney: Kling and Deibler and Glick**

**www.tljonesauctioneers.com**



# POST AND BEAM HOME, SMALL BARN ON 3.2 ACRES



  
**TRACEY L JONES**  
 AUCTIONEERS  
 610-286-7834

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

Terms By:  
 Franklin C. and Anne M. Law  
 Attorney: Kling and Deibler and Glick