

BOWMANVILLE AREA

# PUBLIC AUCTION

## WEDNESDAY, AUGUST 23, 2023 5:30 P.M.

1260 Maple Grove Rd. Mohnton, Pa. 19540

From Bowmansville take Bowmansville Rd. East, to Right on Maple Grove rd. to property on left.

### 1 STORY HOME ON 3.07 ACRES WITH 16 X 20 RUN IN SHED AND FENCING



Home has eat-in kitchen with dish washer and propane range. Spacious Living room, master bedroom with walk-in closet and master bath. 2 additional bedrooms and full bath. Greenhouse room on rear of house, has a propane stove and overlooks the backyard, pasture area. 15 x 16 ft Deck. **3.07 acres has 16 x 20 ft. run in shed for horses and fencing.**

**Terms: 10% down, balance due on or before 45 days**

#### Open House:

**Saturday, August 5, 1-3 p.m.**  
**Wednesday, August 16 5-7 p.m.**  
 or by appointment.

**Note: This is an estate, affordable living with one level and 3 acre tract, or ideal investment. Property needs some trimming, lots of opportunity here!**

#### ADDITIONAL PROPERTY INFORMATION

**Property Name:** 1260 Maple Grove Rd., Mohnton PA 19540

**Construction/Type:** 1 Story Manufactured Home

**Tract Size:** 3.07 Acres

**Square Feet:** Approx. 1,678 sq. ft.

**Taxes:** Approx. \$3,967

**Age:** 1990

**Baths:** 2

**Heating and cooling:** Oil hot air,  
Propane stove in Greenhouse room,  
AC: central

**Water:** On-site **Sewer:** On-site

**School Dist.:** Governor Mifflin

**Living room:** 13 x 17

**Kitchen:** 13 x 11.6

**Greenhouse room:** 31 x 17

**Family room:** 10.4 x 15.5

**Bedroom:** 13 x 12

**Bedroom:** 13 x 10

**Bedroom:** 13 x 10

**Laundry room/Mudroom**

- MORE INFO. ON BACK-



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

**Terms By:**  
**Estate of Michael Kuzma**  
**Cindy Kuzma Executrix**  
**Attorney: Mark L. Blevins**

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

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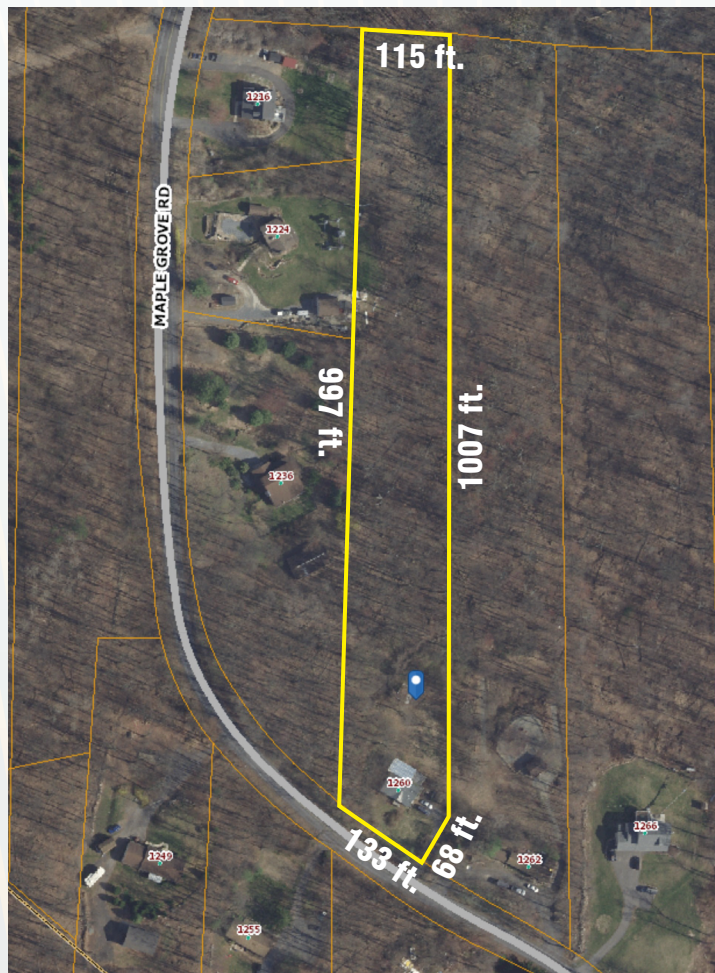
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- MORE INFO. ON OTHER SIDE -

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