

MORGANTOWN AREA (Caernarvon Berks)

# PUBLIC AUCTION

**SATURDAY SEPTEMBER 30, 2023 11:00 A.M.**

**317 SWAMP ROAD, MORGANTOWN**

From Morgantown take Rt. 23 West to right on Swamp Rd. to properties on right.

## 3 TRACTS OF REAL ESTATE

**TRACT 1: QUALITY 3 STORY BARNDOMINIUM WITH POND ON 3.81 ACRES**

**TRACT 2: 3.19 ACRE BUILDING LOT ADJOINING TRACT 1**

**TRACT 3: SECLUDED 21.23 WOODED ACRES WITH BUILDING AND CREEK**



**TRACT 1** is a 40ft. x 60ft. 3 story "Barnominium". Main level is 60 x 40 open room with extra heavy constructed wood floors and high ceiling. (previously used for manufacturing). Ground level is open area with concrete floor and sliding barn doors. (previously used for animals, and then manufacturing). 3rd floor has nicely done offices. Main room has kitchen area and sliding doors to deck that overlooks pond. Bedrooms, office rooms and full bath/laundry. Attractive exterior has forebay, sliding barn doors, paved parking area. Custom pond has dock with diving board, water fall, turf banks and paver camping/ picnic area. All on 3.81 acres. On site spring fed cistern and septic. Taxes \$1754.

**TRACT 2** is 3.19 ACRES ADJOINING LOT, perc approved. Taxes: \$1625.



**- MORE INFO. ON BACK-  
FOR TRACT 3**

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

**Open House: Saturday, Sept. 9 1-3 p.m. and Wednesday, Sept. 20 5-7 p.m. or by appointment.**

**Note:** Quality properties with so many possibilities. Live and work in the same building, place for events, air bnb, check with township. Ideal secluded acreage, finish building to suit your needs. And a building lot ready for your home. Tracts offered separately. Sellers will be moving out of area.

*Must see these ideally located properties.*



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

**Terms By:**

**Emanuel S. Jr. and Sarah E. Glick**  
**Attorney: Kling, Deibler and Glick**

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

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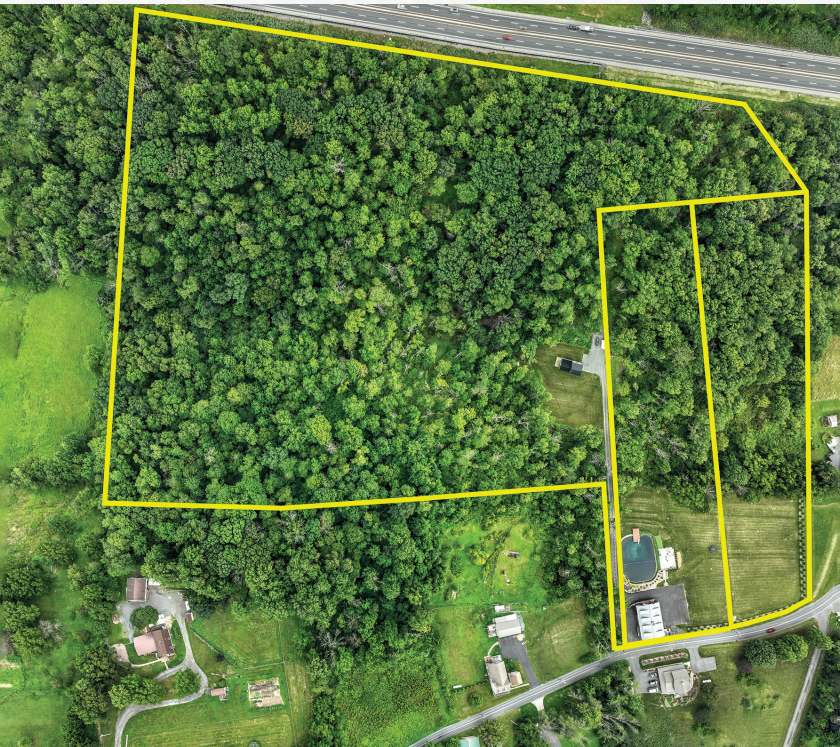
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**TRACT 3: SECLUDED 21.23 WOODED ACRES WITH BUILDING AND CREEK**



**TRACT 3 is 21.26 wooded acres with 20ft x 40ft. Building with nicely done exterior.**

Interior is open and unfinished with a 19 x 19 loft and gable windows. Creek running through property and ideal hunting ground. Secluded setting. Taxes: \$2526

- INFO. FOR TRACT 1 & 2 ON FRONT -



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