

WEST NANTMEAL TOWNSHIP

# PUBLIC AUCTION

**SATURDAY, NOVEMBER 11, 2023 9:00 A.M./REAL ESTATE @ 12:00**

**180 Beam Road, Elverson, Pa. 19520**

From Elverson take Rt 82 South to right on Chestnut Tree Rd., to right on Beam Rd., to home on right.

## **QUALITY ONE OWNER HOME ON 1 AC. COUNTRY LOT TRACTORS, GUNS, COLLECTIBLES, PERSONAL PROPERTY**



**Real Estate** is bi-level 3 bedroom 2 bath frame and siding dwelling. Well maintained home has kitchen beautiful white cabinets, double bowl sink, glass top range, dishwasher and breakfast bar. Adjoining dining room with doors to wrap around deck. Living Room, 3 bedrooms and full bath. Lower level has spacious Family room with brick fireplace, bath and laundry /utility room. Attached garage. Paved drive, mature trees and 2 storage sheds on level 1 acre tract.

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

**Open House:** Sat., October 21, November 4, 1-3 P.M. or by appointment

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

**Note:** Well cared for one owner home, a great 1 acre lot. This is the one you have been looking to find. Great property in an ideal location.

### ADDITIONAL PROPERTY INFORMATION

**Property Name:** 180 Beam Road, Elverson, Pa. 19520  
**Construction/Type:** Siding and brick Bi Level Dwelling  
**Baths:** 2    **Bedrooms:** 3  
**Tract Size:** Level 1 ac.    **Square Feet:** 1,828 sq.ft.    **Taxes:** Approx. \$4,606  
**Age:** 1973    **Zoning:** Ag Preserve R-1  
**Heating:** Oil Hot Water    **Garage:** Attached Garage    **Outbuildings:** 2 Sheds  
**Water:** On-site well    **Sewer:** On-site    **School Dist.:** Twin Valley

**Living room:** 19 x 15.5    **Bedroom:** 13 x 10.6    **Bath**  
**Kitchen/ Dining Room:** 11.4 x 21.6    **Bedroom:** 9.5 x 10.6    **Laundry/Utility Room**  
**Bedroom:** 14.6 x 11.4    **Full Bath**  
**Family Room:** 24 x 15.6

- MORE INFO. ON BACK-



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

**Terms By:**

**John Wilmer and Laurell Joanne Stoltzfus**

**Attorney: Kling, Deibler and Glick**

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



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**Tractors and Tools:** Case Vac with good rubber and good condition. John Deere X330 hydrostatic lawn tractor 268 hrs., Suzuki 250 Quad Runner, MTD 5 hp snow blower, push mower, Echo CS 370 Chainsaw, 3 hp gas sprayer, yard sweeper, Scroll saw, Craftsman wrenches, sockets, screw drivers, bench vise, shop vac, lawn roller, alum and fiberglass ladders, lawn cart, Karcher elect. Pressure washer, miter saw, wheel barrow, Ryobi cordless drill, Mak. Angle grinder, floor jack, sanders, recip. saw, and other items not listed.

**Collectibles, personal property and furniture:** Roy Glick Grand fathers clock, Seth Thomas clock, Ingraham Gingerbread clock, Case Thermometer, Oak Roll top desk, Bow Front China cabinet, Early Erector set with motor, Early little red wagon, tin lantern, Franklin Sugar box, crocks, Maytag dryer, GE washer, Quoit sets, cast iron trough, Fire King Gas Grill, Kings picnic table and benches, Wood potato plow, cb Base station, sleds, double brass bed, recliners, sofas, wood pulley, painted wood box, refrigerator, chest freezer, depression glass pieces, early tricycle and other items not listed.

**Guns etc.:** Rem. 870 Exp. Mag. Deer slayer w/scope, Marlin Mod. MR-7 30.06 w/ 3x9 scope, Stevens 20 ga. Single, Japanese rifle with bayonet, Hoyt 64" recurve, Fishing rods, traps, 12 ft. alum boat, gun cabinet,



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**Note: Guns not stored on premises.**

**Food available by Hay Creek Assoc.**

**Cash, Pa. check or credit card (4% service fee for cards)**

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