

WEST NANTMEAL TOWNSHIP

PUBLIC AUCTION

SATURDAY MAY 4, 2024 • 8:30 A.M. REAL ESTATE AT 1:00
2046 Little Conestoga Road, Elverson, Pa. 19520

From Elverson take Rt. 82 South to stop sign, straight thru onto Little Conestoga, to home on left.

RANCH HOME ON 2.3 AC. TRACT ZONED C-1 PICKUP WITH PLOW, HOOSIER, ANTIQUES, TOYS, PERSONAL PROPERTY



Real Estate is a one level brick, and frame siding dwelling. Home has eat-in kitchen with dishwasher and electric range. Livingroom, extra room off kitchen, 3 bedrooms and full bath. Spacious enclosed breezeway/sunroom with bow window and cathedral ceiling. New deck off sunroom, that gives view to level backyard and farmland. Attached 2 car garage.

Terms: 10% down, Balance due at settlement, on or before 45 days Open House: Thursday April 11 5-7 p.m. Saturdays April 20, 27 1-3 p.m.

Note: Many possibilities with this property, zoned Village Commercial. Solid home with great view out back.

ADDITIONAL PROPERTY INFORMATION

Property Name: 2046 Little Conestoga Rd., Elverson, Pa. 19520
Construction/Type: Brick, Frame and siding Ranch
Baths: 1 **Bedrooms:** 3 **Tract Size:** 2.3 Acres
Square Feet: Approx. 1,296 sq.ft. **Taxes:** Approx. \$5,779
Age: 1963 **Basement:** Full unfinished
Heating: Oil and Wood hot water
Garage: 2 Car attached and additional 1 car storage
Water: Onsite Well **Sewer:** Onsite
School Dist.: Twin Valley
Living room: 12 x 21 **Bedroom:** 12.3 x 12.6
Kitchen: 12.6 x 17.6 **Enclosed Breezeway/**
Bedroom: 12.3 x 12.6 **Sunroom:** 23 x 11.9
Bedroom: 14.2 x 10.9 **Extra Room:** 12.6 x 9.6

Antiques, toys, personal prop.: Hoosier with accessories, Hoosier Step, Columbia Graphophone, 3 Victrolas, Cabinet from Muhlenberg's store Sunnyside milk bottles, Samuel Miller Sunnyside, Bechtels orange juice, early Christmas ornaments, oil lamps, crocks, bowls pyrex bowls, cast iron pans, Griswold 3,5,6 and others, Griswold muffin pan, wooden cabinets, Jerry Brady Loags corner paintings, camel back trunks, glass banks, piano stool, Pitcher and bowl wash set, Melmac dinnerware, early utensils, **Toys: many Tonka trucks, Many Tru Scale farm toys, Homemade barn, Tinker toys, Marx Electric Train in box, Track and buildings, Easy bake oven in box, Barbie house, Hess Trucks, Buddy L truck, Quoit sets, Beatles books, Halloween masks, press back chairs and many other pieces not listed. Tools etc.:** John Deere F525 Lawnmower, 3 wheeled front mount, zero turn with steering wheel. 54 inch cut, 7500 Titan Generator, Large Shop Air compressor, Snap on tool boxes Floor jacks, bench vises, sockets, wrenches, chains, organizers, parts bins, and many other items not listed.

2011 GMC 2500HD 4x4 with power angle V plow. 91,000 miles, new brakes new tires, new batteries and inspection.

- More Info. on Back -

Note: Food available, may sell with 2 auctioneers. Cash, Pa. check or credit card (4% service fee for cards)

**Terms By:
Marlene Schlimme**

**Attorney: Glick, Goodley, Deibler, and
Fanning LLP**

www.tljonesauctioneers.com

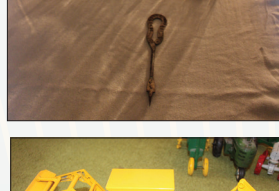
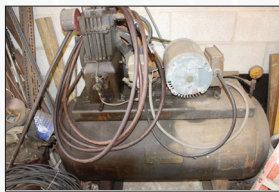
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TRACEY L JONES
AUCTIONEERS
610-286-7834

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