

# PUBLIC AUCTION

**3 BR Stone House and 3 Car Garage on 6.82 Acres and  
Shop Items, Furniture and Personal Property**

**BOWMANVILLE AREA**

**Sat., October 28, 2017 at 9:30 AM w/Real Estate at 11 AM**

1512 Hilltop Rd, Narvon PA 17555, Brecknock Twp, Berks Co, Governor Mifflin School District

From Bowmansville head east on E Maple Grove Road for 1.2 mi, left on Hilltop Rd for 1.1 mi to property on right.



**This solid built home offers 2,176 sq. ft. of living space** and is situated on 6.82 mostly wooded acres. The house features an eat-in kitchen w/tiled counter and backsplash, glass top electric range, dishwasher, bricked chimney flue with built-in cabinet; family room w/ceiling fan; living room w/bow window and brick wood burning fireplace; 3 bedrooms; and a full bath w/linen closet on the main level. The lower level contains a rec room w/laminate floor and brick wood burning fireplace; laundry w/tile floor and 2 large closets; half bath w/tile floor; man cave w/tile floor, wood burning stove, brick & rustic wood walls; 1 car garage w/electric opener (15 x 29), and 14'6 x 15 utility/work area. The house has oil hot water heat w/central air; on site water and septic; and a rear 16 x 17'6 brick patio. Outbuildings include a 24 x 47 three car garage w/electric opener & shop area w/flue.

**This property has a beautiful secluded setting with a long paved driveway and extra parking area.**

**Taxes:** \$6,456 **Open House:** Saturday, October 7, 14 & 21 (1-3 pm) *or anytime by appt. call 610-286-5183*

**Terms:** 10% down day of sale; settlement within 45 days of sale **Terms By:** Esther White

Merle Eberly - Brian Oberholtzer  
Alvin Horning - C Ivan Stoltzfus CAI  
John Stauffer  
Horning Farm Agency, Inc. AY002091



**HorningFarmAgency.com**  
**610-286-5183**

**AUCTIONEERS - REALTORS - APPRAISERS**



Information is deemed correct but not guaranteed.

Kitchen	15 x 15	Family Rm	12 x 14'6	Living Rm	15 x 18'6
Bedroom	13 x 15'6	Bedroom	11 x 12'6	Bedroom	11 x 12'6
Rec Room	14 x 16	Man Cave	14 x 15	Laundry	10 x 12'6



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