

PUBLIC REAL ESTATE AUCTION

2 ½ Story, 4 Bedroom, 3 Bath Home on .27 Acres

Remodel Project to be Completed

Saturday, March 7, 2020 @ 3:00 P.M.

455 Frystown Rd., Myerstown, PA 17067- Bethel Twp. - Berks County
I-78 Blue Mountain Area



Directions: From Myerstown (Rt 501) take Hilltop Rd. (Rt 645N) to rt. on Frystown Rd. to auction on left.
From I-78, take exit 10 to Camp Swatara Rd. south. Go 2 mi. to left of Frystown Rd. to auction on left.

Property Description: Beautiful small-town property just 2 miles from I-78 on the corner of Frystown Rd & Strawberry Alley w/ off street parking & detached 14'x28' garage/storage shed (as is) in the back yard, access from the alley. 12'x12' covered pavilion w/ stone fireplace; 7'x26' covered porch w/ concrete floor; stone & vinyl exterior & new asphalt roof. Public sewer hooked up; private on-site well w/ new pump & pressure tank; new oil hot air furnace & central air condition; new electric water heater. Mostly all new plumbing, electric & drywall throughout the whole house. New 24' wall space, granite countertop on kitchen cabinets, new replacement windows & leaded glass front door w/ side lights. **Tulpehocken Area School District- Taxes: Approx. \$2,782.00/yr.**

Open Houses: Sat. Feb. 15 & 29, 1-3 p.m. or call auctioneer for private showing 717-354-0192.

Terms: \$15,000 deposit due day of auction. Balance due at settlement on or before April 22, 2020. Buyer to pay 2% transfer fee.

Attention Realtors: 2% Broker Participation offered to Realtors who pre-register buyers and who become successful bidder day of auction. Buyers must be preregistered 48 hours prior to auction.

Auctioneer Notes: The seller decided to give up this dream home remodel project to pursue other interests. **The hard work is all done**, giving you the opportunity to purchase & fully complete to your taste. Needs paint, trim, some bath fixtures, lights & flooring. **1st Floor:** Lg. open floor plan w/ 11'x13' kitchen, laundry & full bathroom, open stairway to 2nd flr. **2nd Floor:** 3 lg. bedrooms & full bathroom. **3rd Floor:** Daylight stairway to bedroom, full bathroom, extra closet/storage areas, exterior door to sm. balcony that could have stairs added for extra suite.

For forms & additional pictures go to: www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

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Auctioneers: Noah Shirk (717) 354-0192 AU#005928

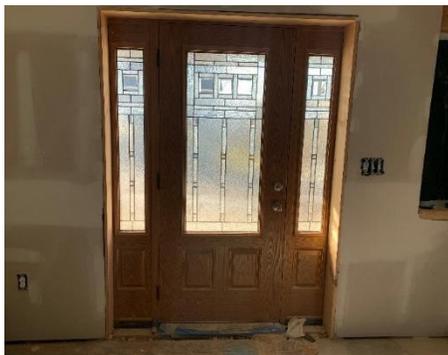
Harold Martin (717) 738-4228 AA#019488

Christ Taylor (717) 371-1915 AU#005421

Seller: Ysidro Rapael Nunez

Attorney: Steiner & Sandoe (717) 866-5737





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