

Country Property | 2.8 Acres with A-Frame Home

PRIME LOCATION | 3 BEDS & 2 BATHS | 2-CAR GARAGE

PUBLIC AUCTION

Berks County



402 Swamp Road, Morgantown, PA 19543

Directions: From Morgantown/ Route 10 go North on Swamp Road to property on the left.

PROPERTY FEATURES

**Charming A-Frame Country Home on 2.79 Acres
Twin Valley School District**

Tucked away in a quiet, private setting, this inviting 3-bedroom, 2-bath A-frame home sits on 2.79 country acres with plenty of space to roam. Featuring a cozy wood stove, heat pump / central A/C, and oil backup heat, the home offers year-round comfort and character. A two-car garage with second floor provides workshop potential and storage. Located in Morgantown area, this peaceful retreat feels worlds away yet is conveniently close to shopping and major routes.

Caernarvon Twp, Twin Valley School District, Berks County

- New Shingle Roof – June 2025
- Tax Parcel # 35-5310-0129-1295
- Onsite Well & Septic
- Annual Taxes +/- \$6,246 | 2025

OPEN HOUSE

Wed. June 18@ 5-7 PM
Thur. June 26 @ 5-7 PM



**AUCTION
DATE**

Friday
**July 18,
2025**

Real Estate
@ 6 PM

TERMS

Settlement on or before September 2, 2025.

\$30,000 down payment at auction.

2% Transfer tax to be paid by the buyer.

Real estate taxes prorated from settlement day.

Bridge loans available – Call Auctioneer for details.

All information is deemed accurate but not guaranteed

AUCTIONEER REMARKS: Property has been kept in good condition with a large yard area, mature trees, and so much more! A great country home with room to grow, breathe **and** has so much potential!



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AUCTION SERVICES

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Auctioneers:

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Sellers:

Todd & Amy Baisley
Attorney for Seller:
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