



Myerstown Area Cape Cod On 2.37 Acres

PUBLIC AUCTION

Saturday May 17th 2025 4pm

Located: 1054 Kutztown Rd. Myerstown PA

OPEN HOUSE DATES:
Sat. April 26th & Sat. May 3rd 1-3 pm



Country setting!



REAL ESTATE 2.37 ACRES

Well Maintained Country Cape Cod on 2.37 Acres. Featuring a Kitchen/Living Room Combo, 3 nice size Bedrooms, Parlor Room or 4th BR. Full Bath, Office/Sewing Room, Large Laundry Room with Half Bath and Closets, CA, Central Vac, All Appliances included. Superior Wall Full Basement. Approx 900 Sq Ft Finished FR, Totaling 3106 Sq Ft of Living Area. Clean utility and storage rooms. Oversized Attached 2 Car Garage, Yanmar Diesel 25KW House Generator. 12x14 and 14x16 Garden Sheds. Well, On-Site Septic,

Taxes-\$7071, Zoning-Ag

Terms: 10% Day Of Sale Balance Within 45 Days

NOTE: Move-in Condition on this home that sits back off the road on a mostly level 2.37 Acres. Nice, paved Driveway featuring lots of parking. Ideal rural location in the Myerstown/Frystown/Greble/Mt Aetna Area. ELCO Schools. Easy access to I-78 and Rt 422. Come prepared to buy! Sellers are downsizing and have purchased another property.



Sale For: James & Mabel Brubacker
Auctioneers: L&H AUCTIONS INC.
PA-AU002453
Les Longenecker 484-256-1323
Joel Heisey 717-383-5606

heiseyauctions.com



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TOTAL: 2670 sq. ft
BELOW GROUND: 929 sq. ft, FLOOR 2: 1700 sq. ft, FLOOR 3: 41 sq. ft
EXCLUDED AREAS: STORAGE: 237 sq. ft, ELECTRICAL ROOM: 241 sq. ft, GARAGE: 748 sq. ft,
DECK: 203 sq. ft, LOW CEILING: 367 sq. ft, ATTIC: 634 sq. ft

MEASUREMENTS ARE DEEMED RELIABLE BUT ARE NOT GUARANTEED.

