



**1 ACRE  
LOT!**

## **REAL ESTATE AUCTION**

Date: Tuesday, September 10th @ 5:30PM

Location: 430 Icedale Rd | Honey Brook, PA 19344

### **ATTENTION: Investors/House Flippers-Prime Sweat Equity Opportunity!**

**REAL ESTATE:** Built in 2009, this bi-level home offers 1,826 sq. ft. of finished space on a 1-acre lot. The property features 3 bedrooms and 2 bathrooms. The first floor includes a kitchen/dining room and a living room. The basement comprises a family room, bathroom, utility room, and a large unfinished space suitable for a workshop. The property has an on-site well and septic system, is located in Honey Brook Township, and falls within the Twin Valley School District.

Annual taxes are approximately \$4,716.

**AUCTIONEER NOTE:** This property needs an exterior facelift and some interior improvements/renovations, making it a great opportunity for someone willing to invest in sweat equity or for an investor/house flipper. The property is being sold to settle an estate. Come prepared to buy! Bid live onsite or online at [www.paauctioncenter.com](http://www.paauctioncenter.com)

Need financing or bridge loan options? Contact auctioneer for details.

### **OPEN HOUSE DATES**

Saturday, August 24th, 1-3pm

Tuesday, September 3rd, 5-7pm

or call for an appointment

### **TERMS**

\$25,000 down day of sale

Settlement within 60 days



**AUCTION CENTER**

717-687-7018 Lic AY002284

Sellers: Estate of Carol Messner

Attorney: Dave Mersky