



\$85k Reserve

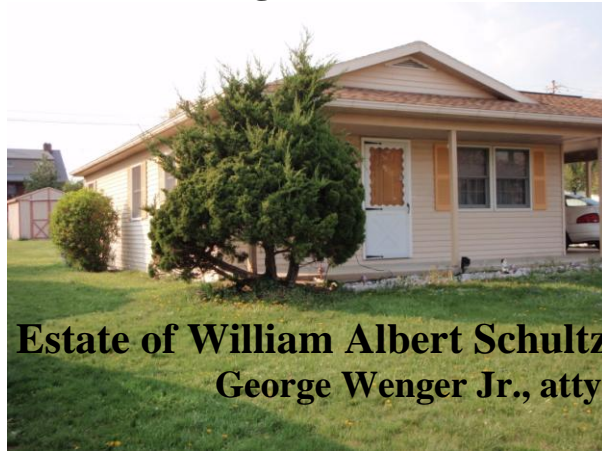
May 27th 6pm at Kennys Auction

Real Estate will be sold with minimum bid

831 Rustic Hill Drive

3 bed 1 bath, all appliances

Borough of Chambersburg, 17201, Franklin County, Penna.



Attached carport, Well maintained and Ready to Move In, Shed

Borough Bill: Sewer, Electric, Water, Trash ~ \$170/mo.

200 amp service- Exterior: Siding, well kept & updated

.25 acres {61'x177'}, Deed Bk 2999 Pg 334, parcel #6-1E60-86

TERMS: \$4,000 down, settle in 45 days

INSPECTION: Saturday, May 15 & 22, 1-3pm

Total **TAXES: \$2,484** {Face Value 2009 *before exclusions*}

Located: Near Wayne Plaza, take Stouffer Ave, turn on Stanley Ave

(in the Brandon Dr. neighborhood)

Built in 1983. Full basement poured concrete, and block walls. Aluminum siding. Mr. Schultz, late, bought it in 2005 (paid \$139k). He put on a new roof and new "Bryant" Central Heat/Air and heat pump in 2008.

Yes, it sells even if there is only one bid of \$85,000 (modest reserve was set to satisfy the mortgage). Some county documents will be scanned and linked to our homepage in early May (deed, tax info, mortgage) along with more pictures. As in most our sales, a Buyer's Broker is Welcomed. {Participation form online}

If you have an agent, they can give you a private tour. **FL7316450**

AU2425L - CARL E. OCKER - AY002045