

# REAL ESTATE AUCTION

## SATURDAY, AUGUST 29<sup>th</sup> AT 11:00AM

OPEN HOUSE: 12-2 SAT & SUN, AUGUST 22<sup>nd</sup> & 23<sup>rd</sup>

**4515 & 4516 WINDING ROAD**  
**NEW TRIPOLI, WEISENBERG TWP, PA 18066**

### 2 PROPERTIES • OFFERED SEPARATE AND TOGETHER

#### #1) 4515 WINDING ROAD - 33 ACRES w/FARMHOUSE

Set your sights on this beautifully updated 2669-SF farmhouse with magnificent bank barn with 1st floor stables, 2 ponds, great views, all set on 33+ gorgeous acres.

The farmhouse has a well planned open concept kitchen with rows of cabinets and stainless steel appliances, stately open staircase, exposed beam ceilings, spacious master bedroom with attractive full bath. Enjoy the wood deck overlooking the rolling fields and terraced ponds and wait till you see the well preserved bank barn. Property is in Act 319P.

**Additional details:** 2669-SF, 3 bedrooms, 2 full baths, 1 half bath, county assessment \$474,100, taxes \$4,206.02, Weisenberg Township, Northwestern School District, central a/c, on-site well & septic. Approximately 811' frontage on Winding Road. Click Document Tab to view floor plan.

#### #2) 4516 WINDING ROAD - 45 ACRES w/OUTBUILDINGS

Spectacular 45 acre parcel with gorgeous views, a three car garage and a small two story building. Approximately 1213' frontage on Winding Road, land consist of farmland and woodland. Property is in Act 319P.

**Additional details:** county assessment \$400,600, taxes \$725.25, Weisenberg Township, Northwestern School District.

**SUMMARY OF TERMS & CONDITIONS:** 10% deposit, settlement within 45 days. Guaranteed good clean title to buyer at settlement. A copy of the complete terms are available at the open house or contact us to receive a copy via email.

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# LIVE ON-SITE REAL ESTATE AUCTION

## 33 ACRES with FARMHOUSE & 45 ACRES with OUTBUILDINGS

2 Properties • Offered Separate and Together



**4515 & 4516 Winding Road, New Tripoli, PA**

**SATURDAY, AUGUST 29<sup>th</sup> AT 11:00AM**

OPEN HOUSE: 12-2 SAT & SUN, AUGUST 22<sup>nd</sup> & 23<sup>rd</sup>

ALL POTENTIAL BUYERS ARE INVITED TO VIEW AND INSPECT THE PROPERTY DURING THE PUBLISHED OPEN HOUSE DATES.





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Take a Video Tour of Both Properties at  
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