

# PUBLIC AUCTION

**Saturday, September 10, 2022**

**Personal Property 9:00 AM, Real Estate 12:00 PM**



**736 Mohns Hill Rd; Sinking Spring, PA 19608**

Directions: From US-222 near Gouglersville take Mohns Hill Rd 1.8 Mi to Property on Left.

**1 Owner 10.45 Ac Wooded Lot w/ 1,873 SF 1½-Story Cape-Style Log-Sided House** Featuring Lg Eat-In Kitchen, 33 Handle Cherry Cabinets w/ Corian Countertops & Island, Cathedral Ceiling w/ Exposed Beams, Skylights & Soap Stone Wood Stove, Access to Deck & Enclosed Gazebo w/ 3 Person Jacuzzi Spa (New in 2018), Lg Open Living Room/ Formal Dining Room w/ Hardwood Floors, 1st Floor Master Bedroom Suite w/ Deck Access, Full Bath & Walk-In Closet, Covered Side Porch & Detached Oversized 2-Car Garage w/ Breezeway; **Upstairs** Boasts Small Loft, Full Bath, 2 Bedrooms w/ Nice Closet Space, Plus Storage Space; **Full Daylight Basement** has Approx. 1009 SF Living Area, Spacious Family Room w/ Wood Stove, Lg Unfinished Wood Shop/Storage Utility Room, Laundry Room, Full Bath, Kitchenette, Bedroom & Office Area w/ Walkout Entrance to Covered Patio--Potential In-Law Quarters. **Shop:** 26x54 2-Bay Shop w/ 12.6x9.6 Roll Door & Large Open Bay, Second Bay w/ Deck Storage & 8x8 Overhead Door, 25x13 Game Room; Great Shop for Woodworking or Car Enthusiast; 9x25 Lean-To for Storage; On-Site Well/Septic, 200 Amp Service, Spring Township, Wilson School District, Berks Co. **Taxes:** Spring--\$2,619, Fall-\$5,983.

**OPEN HOUSE:** Saturdays, August 20 & 27, from 1-3 PM or by appointment. For appointment to see or for help to obtain bank financing, call Joel at 717-949-3211

**NOTE:** This one-owner, custom-built house is very well-insulated, has a highly efficient geothermal heating & cooling system, heat pump water heater, low-maintenance standing seam roof--all situated in a very desirable setting on a secluded & level 10.45 ac wooded lot, ideal for the nature lover & hunter. Don't miss your opportunity to buy this "one of a kind" property w/ privacy for the family or entertaining.

**REAL ESTATE TERMS:** 10% Down at Auction, Balance in 45 Days.

**SEE MORE INFO & PHOTOS:**  
[www.heiseyauctions.com](http://www.heiseyauctions.com)

**Joel Heisey** **JH**  
Auctioneer **AUCTIONS**  
License #AU004037  
**PENNSYLVANIA AUCTIONEERS ASSOCIATION**  
(717) 949-3211  
[www.heiseyauctions.com](http://www.heiseyauctions.com)



**AUCTION FOR:**

**Herr Family Trust**

**Cindy Vanhise, POA**

Attorney: Anthony Schimaneck (717) 299-5251

INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED  
**SEE REVERSE SIDE FOR PERSONAL PROPERTY** →

*SOLD on Serving you!*

4 BEDROOM 3 BATH HOUSE & 26X54 2-BAY SHOP ON 10.45 +/- ACRES IN BERKS CO  
UTV-TRAILERS-WOODWORKING TOOLS-GUNS-LAWN & GARDEN-ANTIQUES & COLLECTIBLES-HH GOODS

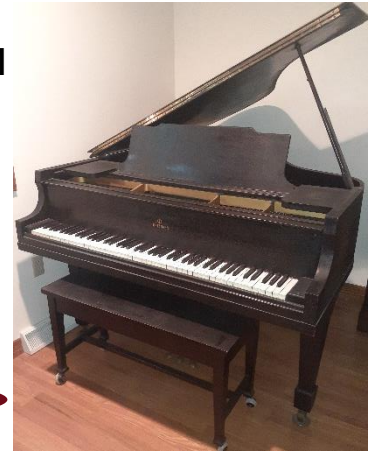
**LH**  
AUCTIONS

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Joel Heisey  
*Les*  
**LONGENECKER**

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**TRAILERS:** 2006 Belmont 3500 GVW 5x8 Trailer; 2000 4.5'x40" Enclosed Trailer.

**RECREATIONAL:** 2020 Tracker 500S UTV 4x4 Gas w/ Winch & Hard Top, has Title, Lk. New only 44 Hrs; Coleman CT 100U Minibike.

**GUNS:** Ruger Bearcat .22 Revolver 50<sup>th</sup> Anniversary Model Unfired in Box; Henry "Golden Boy" .22 Octagon Barrel Lk. New; Mossberg, Model 500C, 20 Gauge, Ventilated Rib Barrel, Very Good Condition; Ruger MKII .22 Semi-Auto, Unfired, In Box; Reloading Equipment; Hunting Clothes; Etc.

**WOODWORKING TOOLS:** Reliant 16" 3 Speed Bandsaw 220 Nice Selection of Extra Blades; W+H Molder Planer; Ironton 8" Bench Grinder on Stand; Craftsman 10" Radial Arm Saw; Conestoga 16"-In Planer, 220; Conestoga 1 HP Dust Collector; Brunner Joiner; Grizzly 16x42 Wood Lathe 220; Lathe Chisels & Turning Tools; Grizzly Whetstone; Craftsman Bandsaw; Craftsman Router; Disc & Belt Sanders; Bar & Other Wood Clamps; Nice Selection of Lumber, Walnut, Oak, Poplar; 40' Extension Ladder + Other Ladders; Scaffolding Pump Jacks; Plus More!

**LAWN EQUIPMENT:** Dr 16.5 HP Trailer Chipper; Dr Leaf & Lawn Trailer Vac w/ Electric Start; Snapper L1428E Snowblower; Deluxe Snow Cab; Pioneer 5 HP Walk Behind Chipper Vac; Troy-Bilt Leaf Blower; Echo 330 Evi Chainsaw; Chainsaw Lumber Mill Bracket; Ohio Steel Yard Cart; Garden Seeder; Echo Trimmer; Generac XP8000E Lk New Generator, Electric Start, Only 119 Hrs; Northern Hydraulics Model#1160, 20 Ton, Vertical/Horizontal Log Splitter; Husqvarna Riding Tractor 48" Deck; Etc.

**TOOLS & MISC:** Craftsman Sawzall & Lots of Other Hand/Power Tools; Tow Chains & Rope; Workbench; Vice; Lots of Metal Shelving; Toolboxes; 5 Gallon Air Compressor; Plus More!

**ANTIQUES & COLLECTIBLES:** Camera & Photo Equipment Collection; Collection of HO Trains & Accessories; Broad Axe; Bow Saw; Draw Knife; Molding Plane; Enterprise Sausage Stuffer; Cast Kettles; Western Saddle; 48 Star Flag; Nice Assort. Stoneware Crocs & Jugs; Lg Blanket Chest; Spinning Wheel Table; Early Book Press; RS Prussia & Other Glassware; Older GE Fridge; Silver Coin Collection; Rooster Weathervane; Metal Lawn Furniture; Spoked Implement Wheels; + More!

**FURNITURE & H.H. GOODS:** Leather Recliner; Cushioned Oak Settee; Bookshelf; Good Quality Dressers; Selection of Sofas & Chairs; Very Nice Extension Table with Chairs; Dinette with Chairs; Modern Dry Sink; Adirondack Style Furniture; Bamboo & Multiple Other Stands & End Tables; Oak Pedestal Table; 2 Childs Roll top Desks; Pool Table; NordicTrack Treadmill; NordicTrack Elliptical Machine Plus Other Exercise Equipment; Two & Four Drawer Metal Files Plus Other Office Furniture; Kitchen Related Items; Kitchenaid Mixer & Other Tabletop Honeywell, Austin & Other Air Purifiers; Kenmore Front Load Washer; Kenmore Dryer; Amana Upright Freezer Etc.

**NOTE:** A very nice selection of clean merchandise! Nearby parking with auction shuttle. Tent if needed.

**AUCTION ORDER:** Starting with a few Box Lots, Guns at 10:00 A.M.; Woodworking Equipment at 11:00 A.M.; UTV & appliances will sell immediately following Real Estate.

**TERMS:** Cash, Good PA Check or Credit Card (w/ 3% fee). No Out-of-State Checks. No Buyers Premium.

Joel Heisey  
Auctioneer



License #AU004037

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