

## Mostyn Real Estate Auction

### Friday, June 12 @ 5:30 PM

219 Barden Brook Rd., Eldred, PA 16731 (*McKean County*)

.57 Acre Lot with all improvements built in 1975. This split level home includes a 1 car garage, kitchen, living room, dining room, 3 bedrooms, 2 bathrooms, several closets, half crawl space, half basement w/ concrete floor. Newer electric hot water tank, electric heat, shingle roof. Town water, on-site sewer.

Otto Eldred School District, Eldred Township, quiet neighborhood. Would make a great starter home or investment property.

Sellers are very motivated!

#### **Auctioneer's Note:**

Due to the passing of Mr. Mostyn's wife Janet, he and his son Scott, have decided to down size and move on.

**Owners:** Ken Mostyn & Scott Papp

**Terms:** A 10% non-refundable down payment is due the evening of the sale, at the signing of a sales agreement. In the form of cash or check if accompanied by a bank letter of credit guaranteeing funds to Tim Kaltenbach Sr. Closing in 30 days or less at Six West Settlements in Wellsboro, PA. Property subject to immediate owner confirmation.

Shown by appointment only by calling:

Tim Kaltenbach Sr. - 607-346-3391

Rob Slocum - 585-808-9696

**AUCTION CONDUCTED BY:**

*Tim Kaltenbach Sr. and Family*

**PROFESSIONAL AUCTION SERVICE**

Licensed & Bonded Since 1999

**TIM Sr.: 607-346-3391**  
**AU-3835-L**

**TIM Jr.: 607-857-9979**  
**AU-5984**

