Call About Our Morning Auction
of 16 Townhomes, 8 Single Family Homes, and 13 Individual Lots.

Terms and Conditions:
Registration: To bid on open auctions.
Deadline and Place of Auction: March 10, 2012, 2PM, at the Riveredge Inn, 2017 Bernville Road, Reading, PA 19601.
Terms of Sale: 10% deposit of the contract price is required auction day upon execution of the contract.
Disclaimer: The successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction and subject to an attorney review period. The contract of sale was prepared by Seller’s Counsel and should be reviewed of the auction with the deposit acting as a down payment (earnest money). This is an Auction Sale and is not subject to an attorney review period. The contract of sale was prepared by Seller’s Counsel and should be reviewed prior to the auction.
Closing: A 10% deposit of the contract price is required auction day upon execution of the contract. All closing costs will be on or before 45 days following the Auction Date. Payment of the balance of purchase price by certified check or bank cashiers check. Final settlement is on or before 45 days following the Auction Date.
Broker Participation: Invited, call for details.
Disclosure: THIS PROPERTY IS SOLD “AS IS”. All information regarding the properties for sale are from sources deemed reliable, but no warranty or representation is made by the Seller, Auctioneer, Realtor, Affiliates or Employees of the Realtor as to the accuracy or reliability thereof and same is subject to errors, omissions, or withdrawal without notice. Prospective Purchasers must rely solely upon their own investigations and due diligence.

Legend:
Blue-Group A 16 Townhomes-10AM Auction
Red-Group D 8 Single Family Homes-10AM Auction
Green-Group C 13 Individual Lots-10AM Auction
Yellow-Group D Subdivision Bulk Sale-2PM Auction
Purple-Group E Land Bulk Sale-2PM Auction

Call 888-299-1438 or download details at maxspann.com
One of the Best Development portfolios in Pennsylvania, Step Right Into These Premier Communities-Ready To Build!

Start your Property Preview at the Auction Information Centers located at the model homes in the following communities: The Towns at Naicheck Creek (1), Crestwood South (7), and Wheatfield Run (20).

Group D (Subdivisions) - Properties 1-18 in Group D to be Sold Absolute Regardless of Price!

### Estates at Woods Edge

- **LOT NUMBERS:** 204-217, 246-255, 258, 261, 264-296
- **NUMBER OF LOTS:** Last 35 Single Family Lots in a community of 126 Single Family Lots
- **HOMESITE SIZES:** Homesites ranging from .32 to .65 acres
- **HOME STYLE:** 1 & 2 Story Homes, 3-4 Bedrooms
- **Directions:** Route 17 north to right on Armitage Road opposite St. Charles Road. Right onto Woods Edge Drive, Funeral Turner Rd. For 0.8 miles, left onto Sam Reilly. Right onto South Edgewood Rd. For 0.4 miles, left onto Sutters Ferry Rd. Go 0.5 miles to Woods Edge Drive.

### Middlecreek Drive

- **LOT NUMBERS:** 1-4, 6-9, 12-16, 18-21, 24-27, 30-33, Building Units 1-35, 37-40, Building Units 41-44
- **NUMBER OF LOTS:** Last 3 Single Family Lots in a community of 45 Single Family Lots
- **HOMESITE SIZES:** Homesites ranging from 1 to 8.5 acres
- **HOME STYLE:** 1 & 2 Story Homes, 3-4 Bedrooms
- **Directions:** West of Route 11, right onto Middlecreek Drive, Southfield Drive, Oley Twp, PA 19547.

### Crestwood South

- **LOT NUMBERS:** 1, 2, 4, 8-12
- **NUMBER OF LOTS:** Last 4 Single Family Lots in a community of 27 Single Family Lots
- **HOMESITE SIZES:** Homesites ranging from 1 to 8.5 acres
- **HOME STYLE:** 1 & 2 Story Homes, 3-4 Bedrooms
- **Directions:** Route 422 West through Wernersville. Left onto Sportsman Road for approximately 1 mile, right onto Five Point Road, community located on right.

### Briarwood Community

- **LOT NUMBERS:** 1, 2, 4, 8-12
- **NUMBER OF LOTS:** Last 12 Townhome Sites in a community of 12 Townhome Lots
- **HOMESITE SIZES:** Homesites ranging from 1 to 8.5 acres
- **HOME STYLE:** 1 & 2 Story Homes, 3-4 Bedrooms
- **Directions:** Route 422 West turn right on North Church Road. Continue 0.25 miles and turn left onto Christman Road. Continue 0.25 miles and turn right onto Millersville Rd. Go 0.5 miles to community.

### Timberlake Community-Phase I

- **LOT NUMBERS:** Last 2 Single Family Lots in a community of 2 Single Family Lots
- **HOMESITE SIZES:** Homesites ranging from 1 to 8.5 acres
- **HOME STYLE:** 1 & 2 Story Homes, 3-4 Bedrooms
- **Directions:** Route 422 East to the Mount Penn Exit. Left onto East State Street "Old Route 22". Continue 6 miles to community. OR Take Route 422 in Douglassville take 422 West through Wernersville. Left onto Sportsman Road for approximately 1 mile, right onto Five Point Road, community located on right.

### Pink House Traditional

- **LOT NUMBERS:** Last 18 Townhome Buildable Lots in a community of 48 Townhomes in 10 Buildings
- **HOMESITE SIZES:** Homesites ranging from 0.21 acres
- **HOME STYLE:** 2 Story Homes, 2-3 Bedrooms
- **Directions:** Auction Information Center on the right onto Five Point Road, community located on right.

### Middlecreek Farms Community

- **LOT NUMBERS:** Last 18 Townhome Sites. The Towns at Kaercher Creek
- **HOMESITE SIZES:** Homesites ranging from 0.21 acres
- **HOME STYLE:** 2 Story Homes, 2-3 Bedrooms
- **Directions:** Auction Information Center on the right onto Five Point Road, community located on right.

### Estates at Woods Edge Phase 3A & 3B

- **LOT NUMBERS:** Last 35 Single Family Lots in a community of 126 Single Family Lots
- **HOMESITE SIZES:** Homesites ranging from .32 to .65 acres
- **HOME STYLE:** 1 & 2 Story Homes, 3-4 Bedrooms
- **Directions:** Route 17 north to right on Armitage Road opposite St. Charles Road. Right onto Woods Edge Drive, Funeral Turner Rd. For 0.8 miles, left onto Sam Reilly. Right onto South Edgewood Rd. For 0.4 miles, left onto Sutters Ferry Rd. Go 0.5 miles to Woods Edge Drive.

### Auction Information Center

- **Auction Date:** Saturday, March 10th 2012 2 PM
- **Property Properties:** Representatives at 1, 7, & 20
- **Saturday, March 10th 2012 2 PM**

### Cacoosing Crossing South

- **LOT NUMBERS:** Last 19 Single Family Lots. Crestwood South Community
- **HOMESITE SIZES:** Homesites ranging from 1 to 8.5 acres
- **HOME STYLE:** 1 & 2 Story Homes, 3-4 Bedrooms
- **Directions:** Route 422 West turn right on North Church Road. Continue 0.25 miles and turn left onto Christman Road. Continue 0.25 miles and turn right onto Millersville Rd. Go 0.5 miles to community.

### Homestead at Keim Farm

- **LOT NUMBERS:** Last 2 Single Family Lots in a community of 2 Single Family Lots
- **HOMESITE SIZES:** Homesites ranging from 1 to 8.5 acres
- **HOME STYLE:** 1 & 2 Story Homes, 3-4 Bedrooms
- **Directions:** Route 422 West through Wernersville. Left onto Sportsman Road for approximately 1 mile, right onto Five Point Road, community located on right.

### Listing Possibility

- **LOT NUMBERS:** Last 11 Single Family Lots in a community of 45 Single Family Lots
- **HOMESITE SIZES:** Homesites ranging from 1 to 8.5 acres
- **HOME STYLE:** 1 & 2 Story Homes, 3-4 Bedrooms
- **Directions:** Route 422 West through Wernersville. Left onto Sportsman Road for approximately 1 mile, right onto Five Point Road, community located on right.

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