



BERKSHIRE HATHAWAY
HomeServices
Fox & Roach, REALTORS®

EXECUTIVE SUMMARY:

Land Development
Executive Offices
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Malvern, Pennsylvania, 19355
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PHEASANT RUN

**TWO 15 ACRE BUILDING LOTS, ROBESON TOWNSHIP,
BERKS COUNTY, PA.**

- Spectacular building sites for home, barn, pool, etc.
- Seclusion and privacy yet close to Morgantown exit of the Pa Turnpike
- Adjoining area - will remain open or as a new horse farm
- Across the street from Green Hills Golf Course
- Both lots have previously completed perc tests in multiple locations
- One lot has a completed on site well – ready to be hooked up to future buildings
- Subdivision has not been totally completed – so there is some flexibility in lot layout
- Owner will also sell both lots as a single sale
- Both lots have individual frontages for private driveways
- Lots are priced at \$329,000 (rear lot) and 350,000 (front lot – with the well) and 650,000 for the entirety
- Note – the attached aerial photo illustrates 135 acres from which 2 – 15+ acre lots will be subdivided – please review the attached proposed plans
- Directions – Route 10 north approximately 6 miles from turnpike interchange to right on Zion Road then second left unto Golf Course Road – lots are on the right just past the Golf Course
- For further details – contact Patrick Milia – Patrick.milia@prufoxroach.com – 610-405-8544
- Ed Ritti – ed.ritti@foxroach.com – 610-306-3933

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