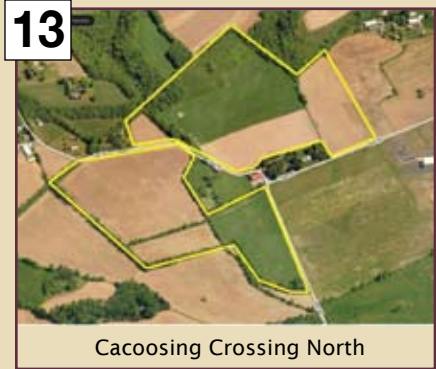
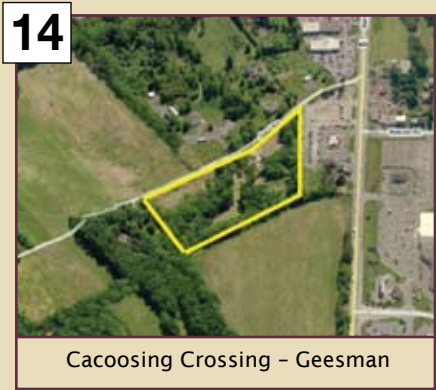


GROUP E (Land) - continued



85⁺ Acres, 55 Possible Lots. Stone Ridge Development, Lower Heidelberg Twp, PA.
Pending Approval for Single Family Homes.
Directions: Route 422 West to right onto Gaul Rd. Go 1 mile to development on the left.



9⁺ Acres, 8 Possible Lots. Cacoosing Crossing-Geesman Development. Gaul Rd, Lower Heidelberg Twp, PA.
Sketch Plan, Private Enclave, Single Family Homes
Directions: Route 422 West to right onto Gaul Rd. to development on the left.



16⁺ Acres, 49 Possible Lots. Furnace Manor Development. Old Furnace Rd, Wernersville Borough, PA.
Approved site for Single Family, Possible Age Restricted Development
Directions: Route 422 West to Furnace Rd. Go over railroad bridge, turn left onto old furnace road. Proceed to property.

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LEGEND

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

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Terms and Conditions:

Registration: By fax and at open houses.
Date and Place of Auction: March 10, 2012, 2PM, at the Riveredge Inn, 2017 Bernville Road, Reading, PA 19601
Terms of Sale: A 10% deposit of the contract price is required auction day upon execution of the contract. All bidders must be pre-registered and are required to have a bank cashier's check in the amount of \$20,000.
This check should be made payable to yourself and endorsed to Escrow Holder after completion of auction. A second check is required in the form of a personal check for the balance of the 10% deposit. NO EXCEPTIONS PLEASE!
A 10% Buyer's Premium will be added to the final bid and be included in the total contract price. Auctioneer reserves right to deny admittance to any person. Auctioneer may alter terms of sale through announcement on Auction Day. Group D properties 1-7,11,16-18 guaranteed to be sold Absolute. Group D properties 19&20 and Group E properties will be sold subject to sellers confirmation.
Contract: The successful high bidder will be required to sign a contract of sale immediately upon the conclusion 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. Contract of sale was prepared by Seller's Counsel and should be reviewed prior to the auction.
Closing: 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.
Broker Participation: Invited, call for details.
Disclaimer: THE 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, other conditions, or withdrawal without notice. Prospective Purchasers must rely solely upon their own investigations and due diligence.

Auction Location & Directions:
Riveredge Inn

2017 Bernville Road, Reading, PA 19601 / South of the Reading Airport, Rt 183.

DIRECTIONS TO AUCTION

From Philadelphia, PA: Take I-76 to the PA Turnpike West to exit 298 Reading. Follow signs for I-176N to 422W. Continue on 422 West to exit 11 B toward Reading. Take exit onto Route 12 East. Continue for 1/2 mile, Turn Right onto Butler Street. Take Left onto Lehigh Street. Turn Left onto Route 183 North/Schuylkill Ave. Continue for 3/4 mile to the Riveredge Inn on the Right.

From Pittsburgh / Harrisburg, PA: Take Route 78 East to exit 19 (Route 183/Strausstown). Turn Right onto Route 183 South for 16 miles toward Reading Airport. Riveredge Inn is two miles past the airport on the left.

MARCH 10TH 2012 2PM
BERKS COUNTY, PA

OPEN HOUSES

Sunday, February 12th 12-2 PM
Wednesday, February 15th 3-5 PM
Wednesday, February 29th 3-5 PM

AUCTION
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Developer Portfolio Auction

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ABSOLUTE
AUCTIONS



Massive Developer Portfolio
13 Subdivisions/625+ Lots
7 Land Parcels
from 8 to 88 Acres

Attention Builders, Developers, & Investors

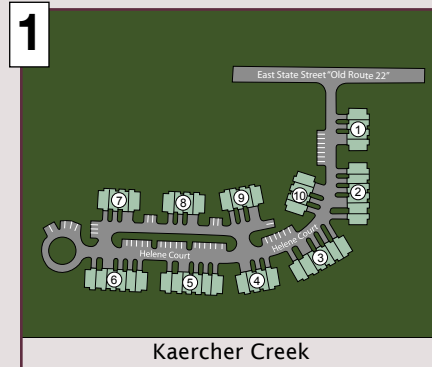


MARCH 10TH 2012 2 PM
BERKS COUNTY, PA

One of the Finest Development Portfolios in Pennsylvania. Step Right Into These Premier Communities-Ready To Build!

Start Your Property Preview Tour at the Auction Information Centers located at the model homes in the following communities: The Towns at Kaercher 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!



Last 18 Townhome Sites. The Towns at Kaercher Creek
Helene Court, Windsor Twp, PA 19606.
Auction Information Center

HOME STYLE: 2 Story Homes, 2-3 Bedrooms
NUMBER OF LOTS: Last 18 Townhome Buildable Lots in a community of 48 Townhomes in 10 Buildings
UNIT NUMBERS: Building 6: Units 27-32, Building 7: Units 33-36, Building 8: Units 37-40, Building 9: Units 41-44
Directions: Route 61 North, bear right at light onto South 4th Street into Hamburg. Straight to the light at East State Street/Old Route 22 & turn right. Go 0.7 miles to community on right.



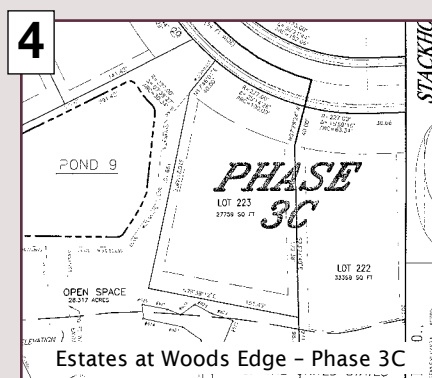
Last 25 Single Family Lots. Middlecreek Farms Community
Middlecreek Drive, Southfield Drive, Oley Twp, PA 19547.

HOME STYLE: 1 & 2 Story Homes, 3-4 Bedrooms
HOMESITE SIZES: Homesites ranging from .46 to 1.3 acres
NUMBER OF LOTS: 25 Single Family Lots in a community of 35 Single Family Lots
LOT NUMBERS: 2,4,5,8,10-12,14-26,31,33-36
Directions: Route 222 North turn right onto Route 73 East, continue on 73 East through the Route 12 intersection. Continue 6 miles to community. OR Take Route 422 in Douglassville take Route 662 North, right onto Route 73 East 2 miles to community.



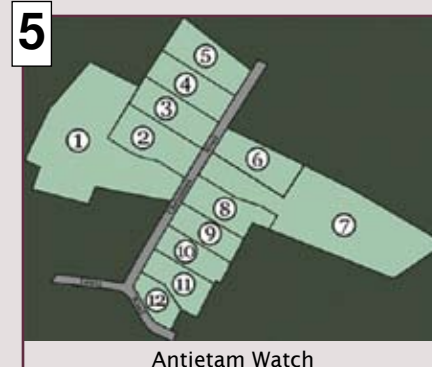
Last 35 Improved Single Family Lots. Estates at Woods Edge Phase 3A & 3B
Woods Edge Drive, Amity Twp, PA 19518.

HOME STYLE: 1 & 2 Story Homes, 3-4 Bedrooms
HOMESITE SIZES: Homesites ranging from .46 to .95 acres
NUMBER OF LOTS: Last 35 Single Family Lots in a community of 55 Single Family Lots.
LOT NUMBERS: 204-217, 246-255, 258, 261, 264-296
Directions: Route 422 East to Route 662 North. Follow Rt.662 North 3 miles to right on Blacksmith Road. Stay on Blacksmith Road for approximately 1 mile to right onto Timberline Drive. Follow Timberline for .5 miles to right on Woods Edge Drive. Model home is on the right.



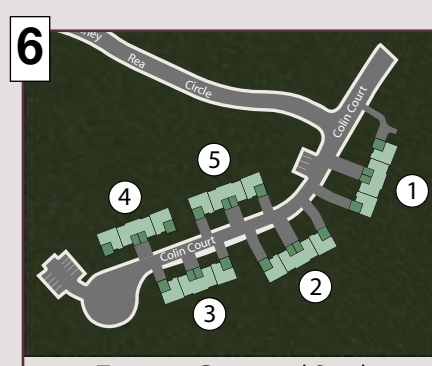
36 Approved Single Family Lots. Estates at Woods Edge Phase 3C
Woods Edge Drive, Pleasant View Drive, Amity Twp, PA 19518.

HOME STYLE: 1 & 2 Story Homes, 3-4 Bedrooms
HOMESITE SIZES: Homesites ranging from .46 to .95 acres
NUMBER OF LOTS: 36 Approved Single Family Lots
LOT NUMBERS: 218-245,277-284
Directions: Route 422 East to Route 662 North. Follow Rt.662 North 3 miles to right on Blacksmith Road. Stay on Blacksmith Road for approximately 1 mile to right onto Timberline Drive. Follow Timberline for .5 miles to right on Woods Edge Drive. Model home is on the right.



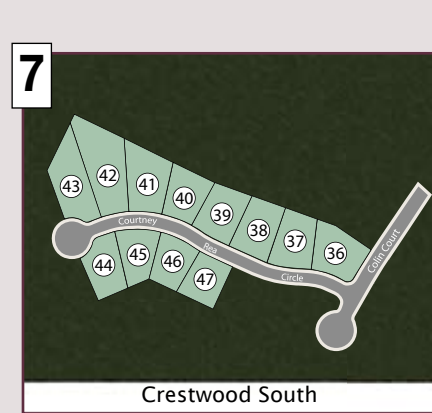
Last 8 Single Family Lots. Antietam Watch Community
Christman Road, Lower Alsace Twp, PA 19606.

HOME STYLE: 1 & 2 Story Homes, 3-4 Bedrooms
HOMESITE SIZES: Homesites ranging from 1 to 8.5 acres
NUMBER OF LOTS: Last 8 Single Family Lots in a community of 12 Single Family Lots
LOT NUMBERS: 1,2,4,8-12
Directions: Route 12 North to right on Antietam Road (opposite Gianottis Restaurant) go 1.9 miles to stop sign at intersection of Basket Road, Church Hill Road and Antietam Road, turn right on Antietam Road and continue 1.7 miles to a left onto Lewis Road. Continue 0.25 miles and turn left onto Christman Road.



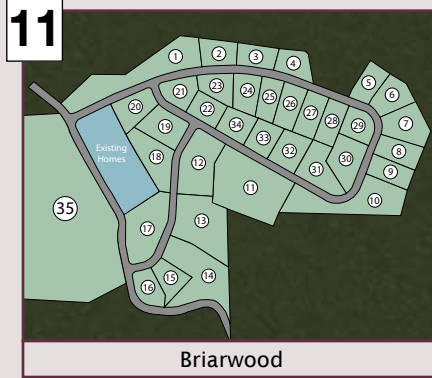
Last 12 Townhome Sites. Towns at Crestwood South
Colin Court, Exeter Twp, PA 19606.

HOME STYLE: 2 Story Homes, 3 Bedrooms
NUMBER OF LOTS: Last 12 Townhome Buildable Lots in a community of 20 Townhomes in 5 Buildings
UNIT NUMBERS: Building 3: Units 9-12, Building 4: Units 13-16, Building 5: Units 17-20
Directions: Route 422 East to the Mount Penn Exit. Left onto East Neversink Road, turn left on Hearthstone Drive, left on Grande Valley Road, then left on Colin Court. Townhomes are ahead on the left.



Last 4 Single Family Lots. Crestwood South Community
Courtney Rae Circle, Exeter Twp, PA 19606.
Auction Information Center

HOME STYLE: 1 & 2 Story Homes, 3-4 Bedrooms
HOMESITE SIZES: Homesites ranging from .32 to .65 acres
NUMBER OF LOTS: Last 4 Single Family Lots in a community of 12 Single Family Lots
LOT NUMBERS: 41,42,44,45
Directions: Route 422 East to the Mount Penn Exit. Left onto East Neversink Road, turn left on Hearthstone Drive, left on Grande Valley Road, then left on Colin Court. Right on Courtney Rae Circle.



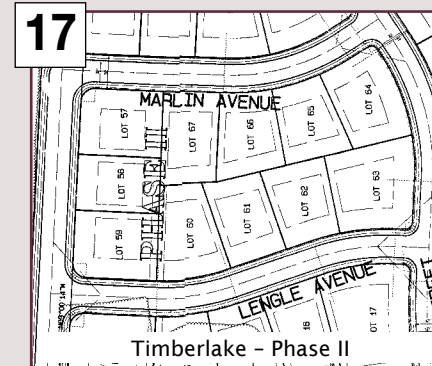
Last 10 Single Family Lots. Briarwood Community
Kerryn Drive & Austin Drive, South Heidelberg Twp, PA 19551.

HOME STYLE: 1 & 2 Story Homes, 3-4 Bedrooms
HOMESITE SIZES: Homesites from 1 to 31.59 acres
NUMBER OF LOTS: Last 10 Single Family Lots in a community of 37 Single Family Lots
LOT NUMBERS: 16,19,20,22,23,28,32-35
Directions: 422 West through Wernersville. Left onto Sportsman Road. Go 1/2 mile, bear right on Sportsman Road, follow 1.6 miles to the right onto Five Point Road, community located on right.



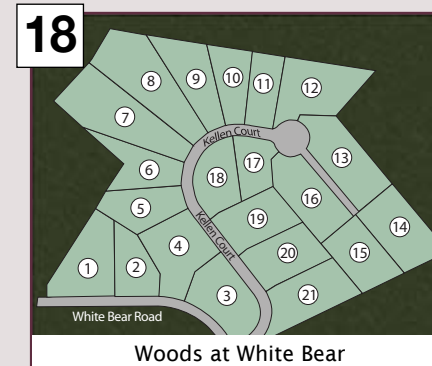
Last 19 Single Family Lots. Timberlake Community-Phase I
Timberlake Lane, Lengle Avenue, Baywood Avenue, Lower Heidelberg Twp, PA 19565.

HOME STYLE: 1 & 2 Story Homes, 3-4 Bedrooms
HOMESITE SIZES: Homesites ranging from .25 to 5 acres
NUMBER OF LOTS: Last 19 Single Family Lots in a community of 36 Single Family Lots
LOT NUMBERS: 6-8,20,21,25-27,29-32,36,40-42,47,49,52
Directions: Route 422 West turn right on North Church Road in Wernersville. Community located on left on Timberlake Lane.



27 Single Family Lots. Timberlake Community-Phase II
Timberlake Lane, Lower Heidelberg Twp, PA 19565.

HOME STYLE: 1 & 2 Story Homes, 3-4 Bedrooms
HOMESITE SIZES: Homesites ranging from .26 to 1.8 acres
NUMBER OF LOTS: 27 Single Family Lots
LOT NUMBERS: 9-19,53-68
Directions: Route 422 West turn right on North Church Road in Wernersville. Community located on left on Timberlake Lane.



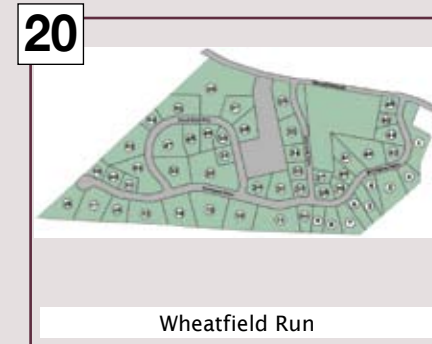
Last 8 Single Family Lots. Woods at White Bear
Kellen Court, Robeson Twp, PA 19508

HOME STYLE: 1 & 2 Story Homes, 3-4 Bedrooms
HOMESITE SIZES: Homesites ranging from 1 to 2.5 acres
NUMBER OF LOTS: Last 8 Single Family Lots in a community of 21 Single Family Lots
LOT NUMBERS: 1,3,5,6,9,10,18,21
Directions: 422 East to 176 South, exit at Green Hills. Take Route 10 South and make a left onto Plow Road (at church). Go 2.3 miles and make right on White Bear Road. Go 0.5 miles to community on right.



Last 10 Single Family Lots. Ashley Run Community
Jana Avenue, Harry Avenue, Cumru Twp, PA 19607.
Subject to sellers confirmation

HOME STYLE: 1 & 2 Story Homes, 3-4 Bedrooms
HOMESITE SIZES: Homesites ranging from .21 acres to .31 acres
NUMBER OF LOTS: last 10 Single Family Lots in a community of 55 Single Family Lots
LOT NUMBERS: 5-8,11,18,20,40,41,51
Directions: 422 East to 222 Business (Lancaster Avenue), Left onto Route 10 South. Go 2.2 miles and turn right onto Route 724 West. Go 1.2 miles, turn left at light onto Cedar Top Road. Go 0.8 miles, turn left into Ashley Run community.



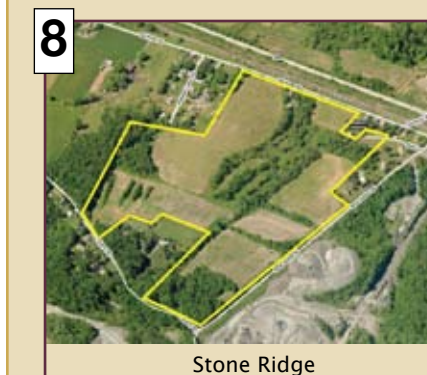
Last 20 Single Family Lots. Wheatfield Run Community
Herington Drive, Ellsworth Drive, Spring Twp, PA 19608.
Auction Information Center
*Subject to sellers confirmation**

HOME STYLE: 1 & 2 Story Homes, 3-4 Bedrooms
HOMESITE SIZES: Homesites ranging from .39 to 4.3 acres
NUMBER OF LOTS: Last 20 Single Family Lots in a community of 53 Single Family Lots
LOT NUMBERS: 1,4,11,17-21,24-26,28,31,32,43,44,48-51
Directions: Route 422 West to connector for Route 222 South to Mohnton Exit. Turn right onto Grings Hill Road, go 3/10 of a mile, left onto Wheatfield Road, go 3/10 of a mile to community on the left.

Auction Date:
Saturday, March 10th 2012 2 PM

Property Previews:
Representatives at 1,7, & 20
Sunday, February 12th 12-2 PM
Wednesday, February 15th 3-5 PM
Wednesday, February 29th 3-5 PM

GROUP E (Land)



74^{+/-} Ac, 138 Possible Homes. Stone Ridge Development,
Old River Rd, Robeson Twp, PA.

Pending Preliminary Approval, Close to King of Prussia with Public Sewer, Single Family & Towns.

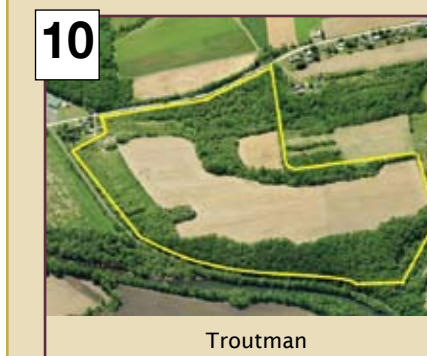
Directions: 422 East to 176 South, Take exit 10 for Route 724 East/Philadelphia Ave. Continue for 3.4 miles. Make right onto Old River Rd. Go 200 feet to property on left.



20^{+/-} Ac, Amber Hill Development,
Off Schoffers Rd, Exeter Twp, PA.

Estate Site, Panoramic Views

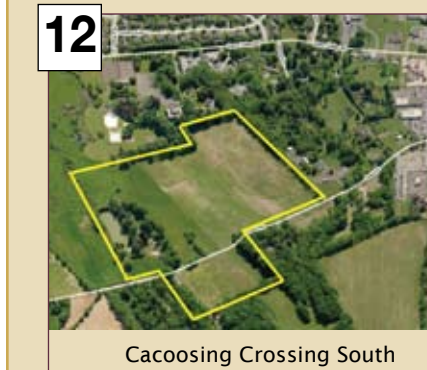
Directions: 422 East to left onto Oley Turnpike Rd. Turn right onto 562 East/St. Lawrence Ave. Continue on Route 562 for 1.3 miles. Turn Right onto Schoffers Rd, continue for 0.3 mile, turn Right to stay on Schoffers Rd. Continue for 0.8 miles past Pennsylvania ave on right, to Left onto Bent Brook Cir.



88^{+/-} Ac, Troutman Development,
Shoey Road/Route 4025, Centre Twp, PA.

Spectacular Wooded Site, Private Estate or Development Possibility

Directions: Route 61 North, exit at Shoemakersville, left onto E. Noble Ave. Turn left onto Main St. Go 0.5 mile and turn right onto Miller St. Continue onto Shoey Rd. Go 0.2 mile to development on right.



40^{+/-} Ac, 124 Possible Townhomes. Cacoosing Crossing
South Development, Gaul Road, Lower Heidelberg Twp, PA.

Preliminary Approval, Townhomes

Directions: Route 422 West to right onto Gaul Rd. Go 0.4 miles to development on the right.

