

PUBLIC AUCTION

90 +/- Acres of Land

Thursday March 11, 2010 @ 2:00 PM

Upper Bern Township, Berks County

2960 Berger Lane, Hamburg, PA 19526

From Route 61 North in Hamburg, left on State St. (turns into Hex Highway, Old Route 22) to right on Berger Lane.

or

From Shartlesville, east on Main Street, bear left on Old Route 22, to left on Berger Lane.

Rare opportunity to purchase a large vacant land parcel with a great mix of tillable and wooded acreage. Excellent location with many potential sites to build and enjoy the privacy of this preserved land parcel located within minutes of major highways. Many possibilities for farming, building your own private estate, recreation, or for investment purposes!



***Please note this is only a sketch. Information is believed to be correct but not guaranteed.*

Owner anxious to sell! Make plans to attend this auction!

Zoning is AP (Agricultural Preservation)

Land is preserved with a conservation easement and enrolled in Clean & Green.

Total annual taxes only \$1,050.

Terms: 10% down day of sale; settlement within 45 days.

Call auctioneers for details, financing @ 610-286-5183

Terms By: Ronald R. Christman



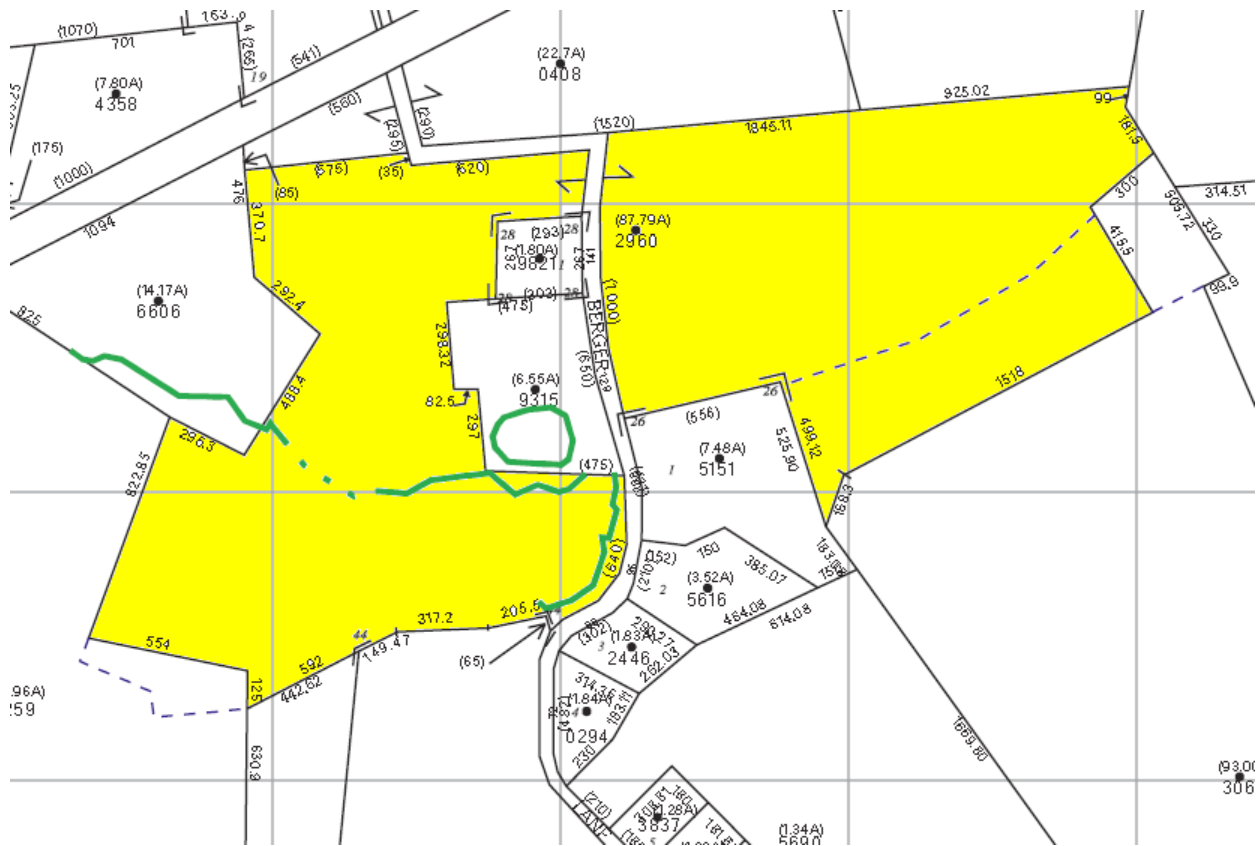
P.O. Box 251

Morgantown, PA 19543

610-286-5183

Merle Eberly 2417-L • C. Ivan Stoltzfus CAI

www.horningfarmagency.com



**Please note this is only a sketch and not a survey. Information is believed to be correct but not guaranteed.



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