

# PRODUCTIVE FARM FOR SALE

Upper Oxford Twp., Chester Co.

61+/- Acre Farm w/2 Houses, Horse Barn, Dairy Barn,  
Shop & Outbuildings

\$995,000

Located at: 56 Forest Manor Rd, Lincoln University, PA. From Rt.30, take Rt.10 South to left on Rt.896 South for 1.6 miles, turn left on Penns Grove Rd. to farm. From Rt. 1 South, exit on Rt. 896 North, turn right on Penns Grove Rd.



**Main House** is a 2½ Sty Brick w/Stucco 5BR Farmhouse w/additions, 2 ½ baths, multiple fireplaces, full daylight basement w/2<sup>nd</sup> kitchen, vinyl & hardwood floors, and newer replacement windows.

**Tenant House** is a 2½ story w/3BR, 2 baths, full basement, vinyl & h/w floors, currently tenant occupied.

**Outbuildings:** 120`x 36` Bank Dairy Barn w/additions, metal roof & wood siding, 36 tie-stalls, and attached milk house; 60`x 40` Equipment Shed w/metal roof & siding; 36`x50` 8-Stall Horse Barn; 22`x 45` & 22`x 36` Attached Shops; 12`x 55` & 12`x 45` Stave Silos & numerous smaller outbuildings & run-in sheds.

Productive land includes mostly Class 1 or 2 Prime Farmland soils w/ 36 tillable acres, 12 pasture, & 6-8 acres buildings & woodland, with the balance lying within roadways.

**Note:** Nearly level fields with high producing prime farmland soils! Great private setting yet visible from Rt.1 provides high potential for business opportunities, crop farming, cattle, horses and much more! Property is enrolled in Clean & Green. \* Farm is not in Ag Preserve. \* Zoned R2 \* Total Taxes: \$8,426



**HFA** **HORNING**  
FARM AGENCY, INC.  
REALTORS • AUCTIONEERS • APPRAISERS

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For additional information, call:

**GERALD EBERLY, Realtor**

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610-286-5183 (office)



\*\*Please note this is only a sketch and not a survey. Information is for illustration purposes only, and while believed to be accurate is not guaranteed.



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