

# PUBLIC AUCTION

2 Story Facility on 9.18 Ac w/Barn

Exeter Area

Tuesday, October 16, 2012 @ 5:00 PM

485 Walnut Rd, Birdsboro, PA 19508, Exeter Twp, Berks Co, Exeter School District

From Rt. 422 in Exeter take Gibraltar Rd for .7 mi, left on Shelboorne Rd. for 1 mi, right on Rt. 562 E. for 1.4 mi, right on Walnut Rd. to property on left. From Boyertown take Rt. 562 W. for 9.5 mi, left on Schoffers Rd. for .5 mi, right on Walnut Rd. to property on right.



## MAIN FLOOR

Living Room 16 x 26

Office 10 x 15

Eat-in Kitchen 14 x 22

Sun Porch 10 x 29

8 Bedrooms 12 x 12

2 Full Baths 8 x 12

2 Pantries 8 x 12

## UPPER LEVEL

Living Room 12 x 19

Eat-In Kitchen 15 x 23

Game Room 16 x 20

2 Bedrooms 13 x 12

Bedroom 13 x 10

Bedroom 18 x 20

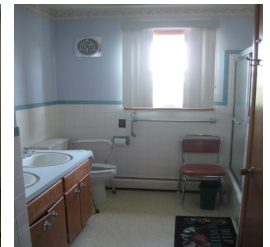
Full Bath

**Built in 1966, this Spacious Facility offers approximately 6,100 sq. ft.** which had formerly been used as an assisted living home. The Owner's quarters on the upper level features a 28 pull kitchen w/refrigerator, electric range, and dishwasher, living room w/a large picture window, game room, 4 bedrooms, a full bath, and a hall with 2 walk-in closets and plenty of attic storage. The main floor has a 26 pull kitchen w/ refrigerator, electric range, and dishwasher, living room, office, enclosed sun porch, 8 bedrooms w/intercom system in each, 2 full baths, and 2 pantries. A stair climber assist to the lower level 28 x 32 rec room, 9 x 7 kitchen w/double oven electric range and serving window. An unfinished area offers a laundry area with washer, dryer, laundry tub and shower, half bath, cold storage, mud room, boiler room, two walk-out exits, and 2 car garage. Oil hot water heat w/C/A, onsite well and septic; **14 x 24 Two car garage** w/second floor storage; **54 x 30 Steel sided barn** w/ electric and two 10 x 9 overhead doors, 6 horse stalls, tack room, work room, and hay storage lean-to.

OLYMPIAN G40F3 GENERATOR AND PROPANE TANK SOLD IMMEDIATELY AFTER REAL ESTATE.

**Zoned: Rural / Taxes: \$8,810 / Open House: Sunday, September 23, 30 and October 7 (1-3 pm) or anytime by apt. call 610-286-5183**

**Terms: 10% down day of sale; settlement within 45 days of sale Terms By: Jean L. Bernet**



Merle Eberly - 2417-L

Alvin Horning - C.Ivan Stoltzfus CAI



610-286-5183

[www.horningfarmagency.com](http://www.horningfarmagency.com)

# Aerial



This quiet and scenic property is mostly open with a skirting of woods along the lower border. The house and barn overlook meadows and fenced pasture with glimpses of distant mountains.

Information is believed to be correct, not guaranteed.



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