

# PUBLIC AUCTION

**2 1/2 Story Stone Home w/Barn on 76<sup>+/-</sup> Acres**

**Antiques, Collectibles, Furniture, Farm, Lawn & Garden Equipment**

**Flying Hills/ Birdsboro Area**

**Friday & Saturday, Oct. 21 & 22, 2016 at 9 AM  
w/Real Estate at 11 AM on Oct. 22**

**730 Rock Hollow Rd, Birdsboro, PA 19508, Robeson Twp, Berks Co, Twin Valley School District**

*From Rt 10 N turn right onto Plow Rd for 2.4 miles, continue straight onto Cocalico Rd for 1.1 miles, left onto Rock Hollow Rd for 0.6 mile to property on left.*



Living Room 20 x 24

Kitchen 8 x 14

Full Bath 6 x 9

Dining Room 15 x 15

Bedroom 13 x 14

UL Bedroom 20 x 25

***This beautiful property consists of 77.71 acres with a stone home, bank barn, and numerous outbuildings.*** The land contains approximately 30 acres in grass with the balance in forest w/Indian Corn Creek running through the property. ***The 1793-94 circa Stone home w/wood sided additions offers 2,692 sq. ft. of living space*** and has been rustically restored with exposed stone walls, 23" window sills; exposed beams, wide plank wooden floors and rough hewn woodwork. The house features a living room w/ wood stove; dining room, kitchen w/pantry; bedroom; and full bath on the main level. A circular staircase leads to a large second bedroom w/wood stove, then continues to an attic. The home is situated on a stone foundation with daylight basement containing a walk-in fireplace w/wood stove, outside exit, and laundry hook-ups. The home has wood stove & electric baseboard heat, on site well and active spring, gray water septic, and a Clivus Multrum system. The exterior has an attached potting/tool shed (9 x 15); partially covered deck (13 x 32); brick patio (16 x 18); and covered porch (9 x 15). Outbuildings include a **Pavilion** w/ electric (12 x 20); **2 Story Spring House** (15 x 16); **2 Story Bank Barn** (27 x 52) w/electric, open stalls on lower level, open storage on upper level; **Storage Shed** (8 x 13); and a **Chicken Coup** (19 x 38). **Taxes:** \$3,751. **Zoned:** R1 (Residential Rural).

***This property has many possibilities w/mature lumber, abundant wildlife, and the rustic beauty of the buildings and lay of the land would make an excellent vineyard opportunity or ideal for the animal hobbyist.***

**Open House:** Saturday, October 1, 8 and 15 (1-3 pm) *or anytime by apt. call 610-286-5183*

**Terms:** 10% down day of sale; settlement within 60 days of sale **Terms By:** The Bernhard Family

***See separate brochure for list of personal property items.***



Merle Eberly - 2417-L—Brian Oberholtzer

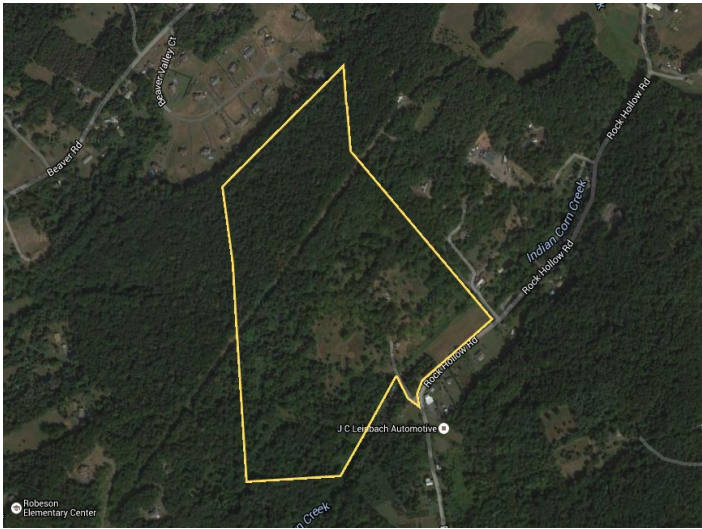
Alvin Horning - C.Ivan Stoltzfus CAI

**Realtors - Auctioneers - Appraisers**

**[HorningFarmAgency.com](http://HorningFarmAgency.com)**

**610-286-5183**





Information is deemed correct but not guaranteed.



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