

PUBLIC AUCTION

53 Acre Farm & Equipment

Parcel #1 - 21.32 Acres w/House, Barn & Pond

Parcel #2—31.45 Acres Open & Wooded Land

Shartlesville Area

Saturday, July 23, 2016 at 9:00 AM w/Real Estate at 11:00 AM

102 Feick Drive, Bernville, PA 19506, Upper Bern Twp, Berks Co, Hamburg Area School District

(See direction on back)



PARCEL #1 - 21.32 acres w/house, barn, cattle barn and pond, bordered by creek on west side.

Approx. 4 1/2 acres tillable, 8 acres fenced pasture, balance in woodland, pond, and yard area.

Real Estate consists of: Vinyl & brick ranch home w/full daylight basement consisting of 1,974 sq.ft. The house features an 11 x 15 office; 11 x 15 laundry room w/half bath; 13 x 25 eat-in kitchen; 11 x 25 living room; 6 x 14 full bath; 11 x 13 bedroom; 11 x 13 bedroom; 12 x 14 master bedroom; full master bath; 6 x 23 covered front porch; 12 x 16 rear covered porch. The daylight basement has ICF poured concrete walls w/9'ceilings and contains a large open area w/kitchen; 11 x 15 bedroom; full bath; 9 x 15 laundry/storage room; 5 x 22 cold cellar. The home has propane hot air heat w/auxiliary wood heat; 1,000 gallon propane tank; on site well & septic. Outbuildings: **36 x 60 steel sided 2 1/2 story bank barn w/electric** - upper level hay & equipment storage, lower level truck garage w/4 overhead doors (12'6 x 14h and 12 x 12 w/electric openers); **25 x 40 Cattle barn** (3 sided).

Open House: Saturday, July 2 & 9 (1-3 pm) or anytime by apt. call 610-286-5183 Taxes: \$6,298

SEE PARCEL #2 ON BACK AND SEPARATE BROCHURE FOR FARM EQUIPMENT BEING SOLD



Merle Eberly - 2417-L—Brian Oberholtzer

Alvin Horning - C.Ivan Stoltzfus CAI

Realtors - Auctioneers - Appraisers

HorningFarmAgency.com

610-286-5183



PARCEL #2- 31.45 acres of land bordered on the west side by a creek.

Approximately 24 acres tillable with the balance in woodland. Land contains a 17 x 18 storage shed. Taxes: \$397

Terms: 10% down day of sale; settlement within 60 days of sale Terms by: Nathan I. Eby and Stephen L. Eby

This highly productive 53 acre farm will be offered as an entirety or in 2 parcels

Zoned: AP (Agricultural Preservation)

From I-78 take Shartlesville Exit 23, south on Mountain Rd, left on Old US 22, right onto Walnut Drive, continue onto Wolf Creek Road for 1.6 miles, right onto Feick Drive for 1/2 mile to properties on left and right of road.



PO Box 251, Morgantown, PA 19543

610-286-5183

www.horningfarmagency.com