

# PUBLIC AUCTION

## 2 1/2 Story Stone Farm House and Outbuildings on 56 Acres w/Stream

Adamstown/ Sinking Spring Area

Saturday, March 23, 2013 @ 11:00 am

345 Gelsinger Rd., Reading, PA (Sinking Spring), Spring Twp, Berks Co, Wilson School District

From Rt. 222 take Mohnton Exit, take Grings Hill Rd. toward Sinking Spring for 6/10 mile, turn left on Gelsinger Road for 1/2 mile to property on



**56 Acre Farm w/stream includes 40-45 tillable acres with the balance in pasture, wooded, or buildings.**

**2 1/2 Story Stone Farm House w/addition:** Built in 1790, this 2,138 sq. ft. 3 bedroom farm house has been beautifully restored revealing exposed beams & stone walls, barn board siding, random width hardwood floors, 28" window sills and has been thoroughly insulated w/ a framed wall (containing Thermax insulation) inside the original stone wall. The home features an **Office;** **Living Room** w/serving window to kitchen; **Eat-in Kitchen/ Family Room** w/Passive Solar Heat (direct southern exposure), cathedral ceiling, skylights, slate floor, 28 pull Kountry Kraft cherry kitchen, island/4 chair bar, glass top electric range, DW, refrigerator, microwave; glass sliding doors to deck; **Laundry** w/dryer; **Half Bath;** **Mud Room.** Second Floor: **Master Bedroom w/ Master Bath;** **2 other Bedrooms;** **Full Bath.** Attic w/ pull down stairs; basement; coal stoker hot water heat; solar heat; wood heat; central air; on site septic, water pumped to house from spring house w/UV light & water softener; 200 amp electric; central vacuum; ADT Security System. Window treatments and solar quilts included, the Tiffany lamp in the living room is excluded.

2 Story 22' x 32' Block **3 Car Garage** w/electric; 30' x 25' **Corn/Equipment Shed;** 35' x 40' **Corn/Equipment Shed;** 14' x 10' 1 1/2 story block **Potting Shed;** 14' x 29' former **Summer House** (needs TLC); stone **Spring House**

**Zoning: Rural Conservation** Farm is enrolled in Clean & Green. Farm is NOT in Ag preserve Taxes: \$3,269

*A rare opportunity to purchase this productive farm with approx. 1744 feet of road frontage on Gelsinger Road and approx. 1875 feet of road frontage with public sewer along Wheatfield Road. This is an ideal farm to purchase as a working farm or as an investment with a great setting and location.*

**Open House: Saturday, March 2, 9, & 16 (1-3 pm) or anytime by appt. call 610-286-5183**

**Terms:** 10% down day of sale; settlement within 60 days of sale. **Terms By:** Eugene & Betty J. Frederickson



Merle Eberly - 2417-L

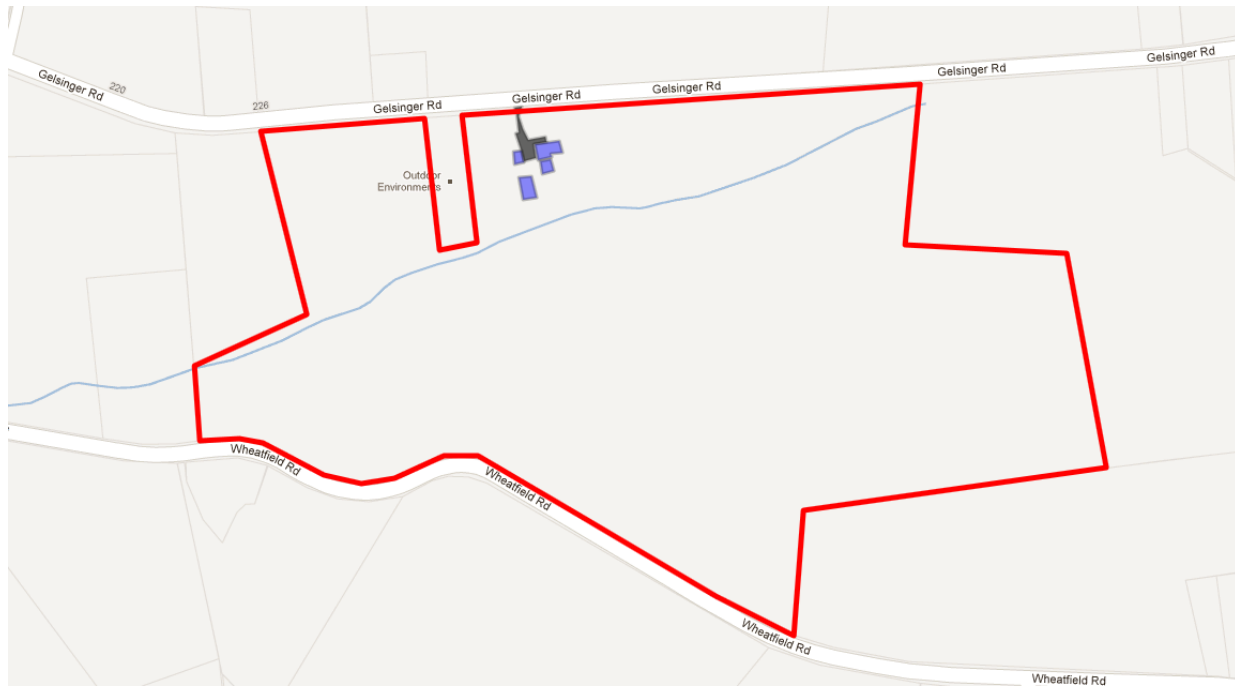
Alvin Horning - C.Ivan Stoltzfus CAI

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

610-286-5183

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

# Plotting and Aerial



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



**PO Box 251, Morgantown, PA 19543**

610-286-5183 [www.horningfarmagency.com](http://www.horningfarmagency.com)