

# PUBLIC AUCTION

## Stone Farm House on 20 Acres, 2 Ponds, Stream & Barn

**SHARTLESVILLE AREA**

**Wednesday, November 29, 2017 AT 4:00 PM**

76 Pheasant Dr, Bernville, PA 19506, Upper Bern Twp, Berks Co, Hamburg Area School Dist.

*From Shartlesville take Wolf Creek Road 0.6 mi, slight left onto Valley Rd for 1.1 mi, right onto Pheasant Drive 0.2 mi to property.*



Laundry	8 x 15	Kitchen/Dining Rm	15 x 24	Living Room	15 x 24	Sun Porch	10 x 25
Bedroom	10 x 13	Bedroom	11 x 11'6	Bedroom	12'6 x 13	Bedroom	10 x 14

This 1850 circa stone home offers 2,100 sq. ft. of living space, rich with historic charm and beauty!! Features of the home include random width hardwood floors, exposed stone walls, 14" deep window sills, exposed ceiling beams, and more! The main level includes a laundry/mud room; kitchen w/rustic wood cabinets, refrigerator, gas range, microwave, dishwasher, and pantry; dining room w/bump out; living room w/stone fireplace; sun porch overlooking pond; and full bath. The second floor has a full bath, 4 bedrooms and stair case leading to a full attic. The home also has a cellar w/outside exit; electric hot air heat; on site water and septic system. The property also contains a 28 x 30- 1 1/2 story barn w/electric; 8 x 12 shed; 2 ponds and a stream running through the length of the property. The 20 acres is mostly wooded w/approximately 1 acre tillable.

***This property is a secluded treasure nestled in a completely tranquil setting with abundant wildlife.***

**Taxes:** \$3,066 (Enrolled in Clean and Green)

**Open House:** Saturday, November 11, 18 & 25 (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:** Todd J. & Valerie Hallman

Merle Eberly -Brian Oberholtzer  
John Stauffer Jr. - C Ivan Stoltzfus CAI  
Horning Farm Agency, Inc. AY002091



**HorningFarmAgency.com**  
**610-286-5183**

**AUCTIONEERS - REALTORS - APPRAISERS**





**AUCTIONEERS - REALTORS - APPRAISERS**  
**[HorningFarmAgency.com](http://HorningFarmAgency.com)**  
**610-286-5183**