

# PUBLIC AUCTION

## 12.7 ACRES FARMETTE W/STONE HOUSE, SUMMER HOUSE, BANK BARN, SHOP/GARAGE & PERSONAL PROPERTY

BOYERTOWN AREA

SATURDAY, APRIL 27, 2019 @ 9:30 AM W/REAL ESTATE AT 11 AM



**LOCATION:** 34 Mountain Road, Boyertown, PA 19512. From Boyertown take Rt 73 W/W Philadelphia Ave for 1.1 mile, left onto S Funk Rd, right onto S Ironstone Dr, left onto Powder Mill Hollow Rd for 1 mile, right onto Mountain Rd to property on right.

**REAL ESTATE:** 12.7 Acres w/1850's circa stone farm house, stone summer house apartment, stone & brick bank barn & 3 bay shop/garage. **HOUSE:** 2 1/2 sty. 4 BR house w/shingle roof containing approx. 1,514 sq.ft. Main Level has eat-in kitchen w/elec. range; living room w/oak hardwood floor & brick wood burning FP; full bath; & laundry room. Upper level has 3 BR's w/wood floors & full bath. Attic has been fully finished for 4th BR. Basement with outside exit; covered front porch; oil hot water heat; on site well and sewer. **SUMMER HOUSE:** Main Level has exposed beams, tile floor, 23" window sills & has a Kitchen w/electric range & refrigerator, walk-in stone FP w/wood stove & half bath. Upper Level has 1 BR w/walk-in closet & full bath. Electric baseboard & woodstove heat, window A/C units & private septic. **18 X 31 BLOCK STORAGE BUILDING:** Attached to summer house has wood stove & electric. **41 x 51 -2 STORY BANK BARN:** Has electric and outside hydrant w/lower level stables and upper level hay & equipment storage & grain bin. **41 x 24 SHOP/GARAGE:** 3 Bays w/shop area & 2nd floor storage; finished garage w/concrete floor; & storage bay. **LAND:** 12.7 Acres, 3/4 wooded & 1/4 open w/2 creeks.

**NOTE:** This property is in great condition and a gold mine of possibilities! The house and summer house are in turn-key condition and the rich character & beauty of the summer house along with the gorgeous setting could make an excellent Air B&B property.

**OPEN HOUSE:** Saturday, April 6, 13 & 20 (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: Charles F & Judith H Harley. Kling & Deibler Attorneys.

*SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE*

Merle Eberly  
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610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **12.7 Acres**  
 School District: **Boyertown Area**  
 Township: **Colebrookdale**  
 County: **Berks**  
 Taxes: **\$6,484**  
 Zoning: **Rural Agriculture**

Type: **Farm House**  
 Construction: **Stone**  
 Roof: **Shingle**  
 Square Feet: **1,514**  
 Age, Condition: **1850, Good**  
 Flooring: **Vinyl, Wood**

Bedrooms: **4**  
 Baths: **2**  
 Laundry: **Yes**  
 Attic: **Bedroom**  
 Basement: **Yes w/OE**  
 Fireplace: **Yes**

Heating: **Oil Hot Water**  
 Cooling: **No**  
 Appliances: **Elec. Range**  
 Porch: **Covered Front Porch 7 x 26**  
 Water & Septic: **On Site**

**Room Sizes**

Main Level: Eat-in Kitchen: **10 x 21** Living Room: **10'6 x 21** Full Bath: **9 x 9** Laundry: **7 x 9**  
 Upper Level: Bedroom: **10'6 x 11** Bedroom: **10'6 x 9'6** Bedroom: **11 x 12'6** Attic Bedroom: **15 x 25**  
 Summer House Main Level: **15 x 16** Summer House Upper Level: **13 x 18**



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