

# PUBLIC AUCTION

## 39 Acre Farm w/House, Barn, Outbuildings & Stream

**OLEY AREA**

**THURSDAY, OCTOBER 12, 2017 AT 5:00 PM**

550 Basket Rd, Oley, PA 19547, Ruscombmanor Twp, Berks Co, Oley Valley School Dist.

From Oley: From Oley head W. on PA 73 for 1.2 mi, left on Oley Road for 0.2 mi, left on Basket Rd for 0.1 mi to property on right.



Enclosed Porch 12 x 17 Kitchen 16 x 18 Living Room 11 x 19 Parlor 11 x 17 Balcony 7 x 20 BR 17 x 18 BR 11 x 17 BR 11 x 19

**This beautiful 39 acre farm, nestled in the fertile grounds of Oley Valley on a very quiet road, offers 20 tillable acres w/balance in woodland & pasture w/Little Manatawny Creek flowing through the middle. The property features numerous mowed trails winding through the woods & over bridges making it a paradise for ATV's, snowmobiles & hunting. Subdivision possibilities could offer potential building area on highest point, overlooking Oley. Frontage on Rt.73 is zoned Retail Commercial while the balance of the farm is Residential. The 1900's circa farm house offers 2,140 sq. ft. of living space, rich with historic charm featuring 2 staircases, bulls-eye trim, transom windows & more! The main level includes an Enclosed Porch; large Eat-In Kitchen w/built-in hutch, gas range, & microwave; Living Room & Parlor w/hardwood floor & Full Bath. The second floor has 3 bedrooms; a 7 x 20 balcony & stairs to a full attic. The home also has a basement w/2 outside exits; oil hot air heat & wood stove w/forced air; beautiful on site hand dug well; on site septic system & a 7 x 20 covered Porch. **Outbuildings:** 33 x 40 Bank Barn (upper level 3 bays & granary; lower level w/2 box stalls) w/attached 19 x 33 Wagon Shed/Corn Crib and attached 12 x 24 heated Garage/Shop; 13'6 x 20 One Car Garage w/2nd floor storage; 16'6 x 21'6 -1 1/2 story Garage w/electric & 2nd floor storage; 12 x 14 Wood House w/brick fireplace & stone fireplace; 12 x 16 Wash House/Summer Kitchen w/Smokehouse; and 10 x 54 Mobile Home w/separate septic & electric (generates \$600/mo. rental income). **This property offers too much to describe! Make plans to come and see!! Taxes:** \$2,761 (Enrolled in Clean & Green)**

**Open House:** Saturday, September 23, 30 & October 7 (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:** Ralph K. Hill Estate, Diane L. Degler, Executrix

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



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

**AUCTIONEERS - REALTORS - APPRAISERS**





Information is deemed correct but not guaranteed.



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

**610-286-5183**