

PUBLIC AUCTION

92 +/- Acre Dairy Farm with 2 Houses & Farm Equipment

Bally Area

Tuesday, December 4, 2012 @ 10:00 am, Real Estate @ 1:00pm

104 Kriebel Rd., Hereford, PA, Hereford Twp, Berks Co, Upper Perkiomen School District

From Rt. 100 just north of Bally, turn left onto Kriebel Road, go 1/2 mile to farm on right.



92 Acre Dairy Farm w/ 2 Houses includes 45 tillable; 18 pasture; balance wooded or buildings

Main House: Stone w/ stucco 2 ½ story farm house w/ 5 bedrooms and original part built before 1776 includes a kitchen w/ gas range; dining room; living room w/ wood floors; den and mud/laundry room on first floor. Second floor includes 5 bedrooms and a full bath. House has full attic w/ stairs, oil hot water baseboard heat, and basement w/ outside entry.

Tenant House: 2 story w/ 3 bedrooms, 1 bath, hot-air heat, attic and basement.

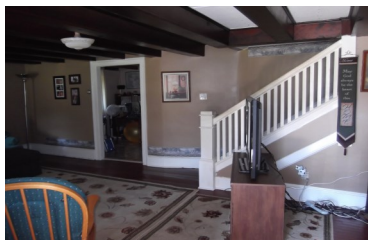
70x42 Bank Dairy Barn w/ stone gable ends, 36 tie stalls on lower level, attached block milk house & 1,000 gallon tank, and additions; **36x22 Two Story Barn** w/ lower level equipment storage and additions including a tool shed and car-port; **26x25 Two-Story Barn**; **23x19 Stone Silo Barn**; **40x24** and **85x25 Open-Front Equip. Sheds**; **16x50** and **14x40 Stave Silos**; **20x41 Harvestore Silo**; **Stone Arch Cellar** and additional outbuildings.

Zoning: AP- Agricultural Preservation ***Farm is NOT in Ag Preserve.** **Taxes: \$3,617**

Rare opportunity to purchase this productive farm that has been in the Kriebel Family for generations! Open fields w/ productive prime farmland soils, stream, and buildings located in private setting overlooking farm.

Open House: Saturday, November, 17 & 24 and December 1 (1-3 pm) or anytime by appt. call 610-286-5183

Terms: 10% down day of sale; settlement within 45 days of sale. **Terms By:** Donald Owen Kriebel



Merle Eberly - 2417-L

Alvin Horning - C.Ivan Stoltzfus CAI

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

610-286-5183

www.horningfarmagency.com

Plotting and Aerial



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



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