

ABSOLUTE PUBLIC AUCTION

80 Acre Farm w/Log House, Outbuildings & Creek

GILBERTSVILLE AREA

SATURDAY, DECEMBER 2, 2017 AT 12:00 NOON

2145 N Layfield Rd, Gilbertsville, PA 19525, New Hanover Twp, Montgomery Co, Boyertown Area School Dist.

From Gilbertsville take Rt. 73 East for 2.1 miles to auction on left.



Great Rm 18 x 23 Kit/Din 15'6 x 29 Laundry 6 x 6'6 Foyer 10'6 x 12 Office 16 x 21 MBR 16 x 16 MBath 12 x 13 2 BR's 15'6 x 29 BATH 6'6 x 14

This property contains a beautiful custom built 3 bedroom 3.5 bath log home w/3,500 sq. ft. situated in a secluded setting on this 80 acre farm along w/numerous outbuildings & Swamp Creek winding through the back of the property. The land is approximately 49 acres tillable w/the balance in meadows, buildings, and woods with 3,300' of road frontage and a potential for about 3 acres to be subdivided which is not in Ag Preserve.

LOG HOME: Main Level: Kitchen/Dining Rm. w/island, Corian countertops, glass top elec. range, dishwasher, microwave, refrigerator & glass sliding doors to deck & enclosed porch; Great Rm. w/2 story cathedral ceiling, open loft, wall of glass sliding doors to covered porch & gas 2-way stone fireplace shared w/Master Bedrm; Master Bedrm. Suite w/lg. walk-in closet, Bath w/jetted garden tub & 2-bowl vanity; Laundry w/washer & dryer; Half Bath; Foyer w/door to covered back porch; Office; and 2 Car Garage w/electric openers. Upper Level: 2 Bedrms. & Full Bath. Lower Level: Unfinished full basement w/storage rooms, 1 Car Garage w/electric opener; Full Bath, central vac; propane hot air heat w/central air; on site well/spring water; on site septic.

OUTBUILDINGS: 102 x 122 Pole Barn; 42 x 80 steel framed Equipment Shed w/aluminum siding & loading dock; 62 x 81 Equipment Shed w/11 x 14 overhead doors, heated insulated shop w/office area & bathroom & 20 x 40 cooler; 51 x 29 three sided Equipment Shed; 30 x 40 Produce Stand; 11 x 18 Cold Storage Shed w/compressor.

Taxes: \$9,478 (Enrolled in Agricultural Preserve and Act 319)

Open House: Saturday, November 11, 18 & 25 (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:** Meadowview Family Farms LP

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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