

PUBLIC AUCTION

Ranch House and Pole Barn on 16+ Acres

Household Goods, Antiques, and Misc. Farm Equipment

Green Hills Area

Saturday, July 12, 2014 @ 9:00 AM w/Real Estate at 11:00

1633 White Bear Rd, Birdsboro, PA 19508, Robeson Twp, Berks Co, Twin Valley School District

From Rt. 10 & 568 near Green Hills, take Rt. 568 East for 2.8 miles, right onto White Bear Road for .2 miles to property on the left



Enclosed Porch 10 x 16

Dining Room 10 x 12

Bedroom 10 x 11

Bedroom 9 x 10

Eat-In Kitchen 10 x 12

Living Room 12 x 14

Bedroom 11 x 11

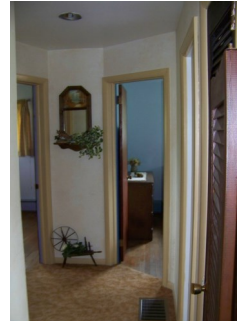
Full Bath

This solid built brick Ranch style home is situated on 16.34 acres with approx. half in open pasture and the balance in woodland. The home features an enclosed sun porch; eat-in kitchen w/refrigerator, electric cooktop, & wall oven; dining room w/bow window; living room w/bow window; 3 bedrooms w/hardwood floors; and a full bath. Full basement with a washer/ dryer hook-up, toilet, and walk-out exit. Electric heat pump w/central air, w/multi fuel boiler (wood, coal & oil); on site well and septic. Outbuildings: 29 x 21 two bay carport w/electric; 20 x 12 equipment shed w/electric; 54 x 42 steel sided pole barn w/6 horse stalls; 31 x 19 equipment/run-in shed; 31 x 20 animal run-in shed.

NOTE: This property has many possibilities with beautiful open pastures for horses, also has potential for subdivision with 50' access off Watercress Dr. Check with Robeson Twp. for details on zoning and subdivision. The home has new casement windows throughout and poured concrete basement walls.

Open House: Saturday, June 21, 28 and July 5 (1-3 pm) or anytime by apt. call 610-286-5183 **Taxes:** \$5,865

Terms: 10% down day of sale; settlement within 45 days of sale **Terms By:** Janice L. Reed **Atty:** Terry Weiler



Merle Eberly - 2417-L—Brian Oberholtzer
Alvin Horning - C.Ivan Stoltzfus CAI



Realtors - Auctioneers - Appraisers

HorningFarmAgency.com
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