

PUBLIC AUCTION

43.35 Acre Horse & Beef Farm w/Pond & Stream

BERNVILLE AREA

SATURDAY, APRIL 1, 2017 AT 1:00 PM

288 Shartlesville Rd, Bernville, PA 19506, Jefferson Twp, Berks Co, Tulpehocken Area School District

From Reading take 183 N thru Bernville, right on Shartlesville Road for 1.4 miles to auction on left.



Enclosed Porch	8 x 29	2 Kitchens	13 x 14	Dining Room	13 x 13	Living Room	16 x 17	Family Room	13 x 13
Bedroom	11 x 11	Bedroom	13 x 13	Bedroom	13 x 13	Bedroom	13 x 13	Bedroom	13 x 13

This working farm is brimming with potential! The Farm House has 2,552 sq. ft. of living space w/two full kitchens, 5 bedrooms, 3 full and 2 half baths, a full attic, basement w/laundry hook-ups and outside exit, oil hot water heat w/central air, on site well and septic, and ADT security system. The home can easily be divided into apartment/in-law quarters w/two separate entrances. The property contains numerous outbuildings: **Stone Bank Barn 36 x 77** w/ upper level granary, hay & equipment storage, lower level w/6 horse stalls; **40 x 24 2-Car Garage; 38 x 38 Garage/Butcher Shop** has cooler w/compressor unit & hoist; **18 x 32 Garage/Shop** w/upper level & 12 x 25 addition; **8 x 10 Smokehouse; 7 x 11 Stone & Brick Bread Oven; 10 x 12 Chicken Coop; 12 x 60 6-Bay Run-In Shed** w/8' fore-bay; and **17 x 26 Run-In Shed** w/fans. ***This working farm has abundant possibilities w/approximately 80% of the land tillable (currently 32 acres in alfalfa and orchard grass); approx. 8 acres fenced pasture; pond & stream; apple, pear, & peach orchard; chestnut trees; paved driveway; gun range; 3 separate entrances; numerous barns & outbuildings; and a house w/potential in-law quarters or separate apartment and much more!!***

Taxes: \$3,444 (Enrolled in Clean & Green)

Open House: Saturday, March 11, 18, & 25 (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:** Crystal Santos

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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