

# PUBLIC AUCTION

## 169 ACRE FARM AND FARM EQUIPMENT

OLEY/ LIMEKILN AREA

THURS, FEB. 22, 2018 AT 10:30; PROPERTY AT 12 NOON



**LOCATION:** 415 Limekiln Rd., Oley, PA, Oley Twp., Berks Co. From Oley take Friedensburg Rd. for 1.6 mi., left on Wiest School Rd. for 1.5 mi., left on Limekiln Rd. for 0.2 mi.

**REAL ESTATE:** 169 Ac. farm w/stone 2 unit farm house, stone & frame bank (steer) barn, & numerous outbuildings. **HOUSE:** Stone & log circa 1806 w/4,100 sq.ft. Unit 1: Living rm., dining rm. w/stone fireplace & built-in corner cupboard, kitchen w/built-in hutch & desk, laundry/mud room & full bath, 3 upper level bedrooms & full bath, 2 staircases, full attic, basement w/outside exit, propane hot water heat. Unit 2: Living rm., dining rm. w/washer/dryer hook-up, kitchen, 3 upper level bedrooms & full bath, basement w/outside exit, oil hot water heat. On site well and septic. **OUTBUILDINGS:** 2 1/2 sty. stone & frame bank barn (40' x 117'), upper level has 2 drive-in bays, 4 storage bays & granary, lower level has open stables w/cement floors & drainage; 20' x 36' attached storage shed; 38' x 24' attached addition; 55' x 56' cement barnyard w/loading chute & spring fed trough; stone & frame barn/equip. shed (40' x 40') w/220/110 electric; 1 1/2 sty. storage barn (18' x 22'); & numerous root cellars.

**LAND:** Approx. 80 acres tillable w/balance in woodland & pasture w/streams.

**NOTE:** This working farm nestled in the heart of Oley Valley has a beautiful setting and is surrounded by farmland. 45 acres w/buildings & land on east side of Limekiln Rd. is enrolled in Ag Preservation. Balance of 124 acres in Exeter Twp., on west side of Limekiln Road, is not in Ag Preservation.

**OPEN HOUSE:** Saturday, February 3, 10, & 17 (1-3 pm.) or anytime by apt. call 610-286-5183.

**TERMS:** 10% down day of sale; settlement within 60 days of sale. Terms by: Snyder Family Trust.

**SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE**

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



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

**AUCTIONEERS - REALTORS - APPRAISERS**





Lot Size/Acres: **169 Acres**  
 School District: **Oley Valley**  
 Township: **Oley & Exeter**  
 County: **Berks**  
 Taxes: **\$4,537**  
 Zoning: **AP, RU, RC**  
 Type: **2 1/2 Sty.**

Construction: **Stone & Log**  
 Roof: **Slate**  
 Square Feet: **4,100**  
 Age, Condition: **Circa 1806**  
 Flooring: **Wood, Tile, Vinyl, Carpet**  
 Bedrooms: **6**  
 Baths: **3**

Laundry: **Yes, 1st. Floor**  
 Attic: **Yes**  
 Basement: **Yes w/O/E**  
 Fireplace: **Yes**  
 Heating: **Oil & Propane**  
 Cooling: **Ceiling Fans**  
 Appliances: **Dishwasher**

Deck/Porch: **Covered Front Porch**  
 Garage: **No**  
 Outbuildings: **Bank Barn w/Additions, Barn/Equipment Shed, 1 1/2 Story Barn**  
 Water: **Well**  
 Sewer: **On Site**

#### Room Sizes

UNIT ONE: Living Rm: **15 x 24** Dining Rm: **17 x 18** Kitchen: **16 x 17** Bedrm: **17 x 17** Bedrm: **14 x 25** Bedrm: **13 x 17** Bath: **5'6 x 10**

UNIT TWO: Living Rm: **13 x 16** Dining Rm: **8 x 16'6** Kitchen: **10 x 10** Bedrm: **8 x 10** Bedrm: **9'6 x 16** Bedrm: **13 x 14**



Information deemed correct but not guaranteed.

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