

PUBLIC AUCTION

4 BR Stone Farm House and Barn on 4.05 Acres

Bordering Schuylkill River—Gibraltar Area

Thursday, September 18, 2014 at 5:00 PM

97 Old Gibraltar Road, Birdsboro, PA 19508, Robeson Twp., Berks Co, Twin Valley School District

From 724 in Gibraltar take Old Gibraltar Rd. to property on right.



Kitchen 9 x 16	Living Room 10 x 16	UL Bedroom 9 x 14	Master Bedrm 15 x 16	3rd FL Bedroom 12 x 19
Dining Room 12 x 14	Full Bath	UL Bedroom 11 x 11	Master Bath	3rd FL Other Room 9 x 11

This newly renovated farmette is situated on mostly flat open ground bordering the Schuylkill River. The home has 1,680 sq. ft. of living space featuring a brand new kitchen with stainless steel appliances and Corian counter tops, laundry w/cabinets on the main level, 18" window sills, beautiful hardwood floors & trim, and fresh paint throughout. Upper level has 3 BR's including a large master BR with full bath. Additional 4th BR on 3rd level with large walk-in closet and additional 9x11 room. Unfinished basement, oil hot water baseboard heat w/central air, on site well and public sewer. New roof installed in 2007. Enjoy the view from the front or back porch of the multiple fenced-in pastures w/ brand new fencing. Also situated on this beautiful property is a 1.5 story 400 sq.ft. summer house, and a 34 x 35 stone & frame bank barn. Barn includes open 2nd floor w/ storage, grain bins, and 1 drive-in bay. Lower level has 3-4 box stalls. Attached 15 x 32 lean-to w/ open stables. Has water and electric. Property borders Schuylkill River.

Open House: Saturday, August 30, September 6 & 13 (1-3 pm) *or anytime by apt. call 610-286-5183*

Taxes: \$3,128 **Terms:** 10% down day of sale; settlement within 45 days of sale

Terms By: Joseph P. Valerio, Sr.

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



Realtors - Auctioneers - Appraisers

HorningFarmAgency.com
610-286-5183

