

# PUBLIC AUCTION

**Tract 1: 43.8 Acre Farm w/ 2 Houses & 2 Ponds**

**Tract 2: 38.6 Acres of Open & Wooded Land**

**Tract 3: 8 Acres of Woodland**

**Bowmansville Area**

**Tuesday, November 20, 2012 @ 1:00pm**

**1394 Oaklyn Dr, Narvon PA, Brecknock Twp, Lancaster Co, ELANCO School District**

From Rt.625 just North of Bowmansville, turn on Boulder Hill Rd. to 38 acre tract on left, then right on Oaklyn Dr. to Farm and 8 acres.

*\*Tracts will be sold separately. \*Farm is not in Ag-preservation or Clean & Green.*



**Tract 1:** 44 Acre farm +/- w/ tillable, pasture, and wooded acres. MAIN HOUSE: 2 1/2 story frame farm house w/ 1920 sq.ft. First floor has LR w/ stone fireplace; Family Room; DR; Eat-in Kitchen w/ elec. Range; Mud Room w/ laundry area. 2nd Floor has 3 BR's; Sitting Room; Full Bath; and Balcony. Full Attic & walk-out Basement. Oil hot water heat. 2ND HOUSE: Recently renovated 1 1/2 story vinyl sided cottage. Kitchen w/ gas range & refrigerator, 2 BR's, Laundry area & Full Bath. Heat pump w/ central air. 35x56 BANK BARN: Water & electric. First floor w/ horse stall & open stable area. 2nd level has open storage area. 60x80 CATTLE BARN. 2 STORY 50x22 frame & block building w/ electric & 2 baths. 18x18 STONE SPRINGHOUSE.

\*This farm has an ideal setting & location w/ open & wooded land on both sides of Oaklyn Drive, 2 ponds and streams with pastures surrounded by white vinyl fencing.

**Tract 2:** 38 Acres +/- w/ approximately half tillable and half wooded. Right-of-way access from Rt.625 and Boulder Hill Rd.

**Tract 3:** 8 Acres of woodland w/ Right-of-way access from Oaklyn Dr.

**Zoned: Ag / Open House: Saturday, October 27, November 3, & 10 (1-3 pm) or anytime by appt. call 610-286-5183**

**Taxes: 43.8 acres- \$7,354, 38 acres- \$3297, 8 acres- \$1,952**

**Terms: 10% down day of sale; settlement within 60 days of sale.**

**Terms By: Zerbe Sisters Partnership**



Merle Eberly - 2417-L

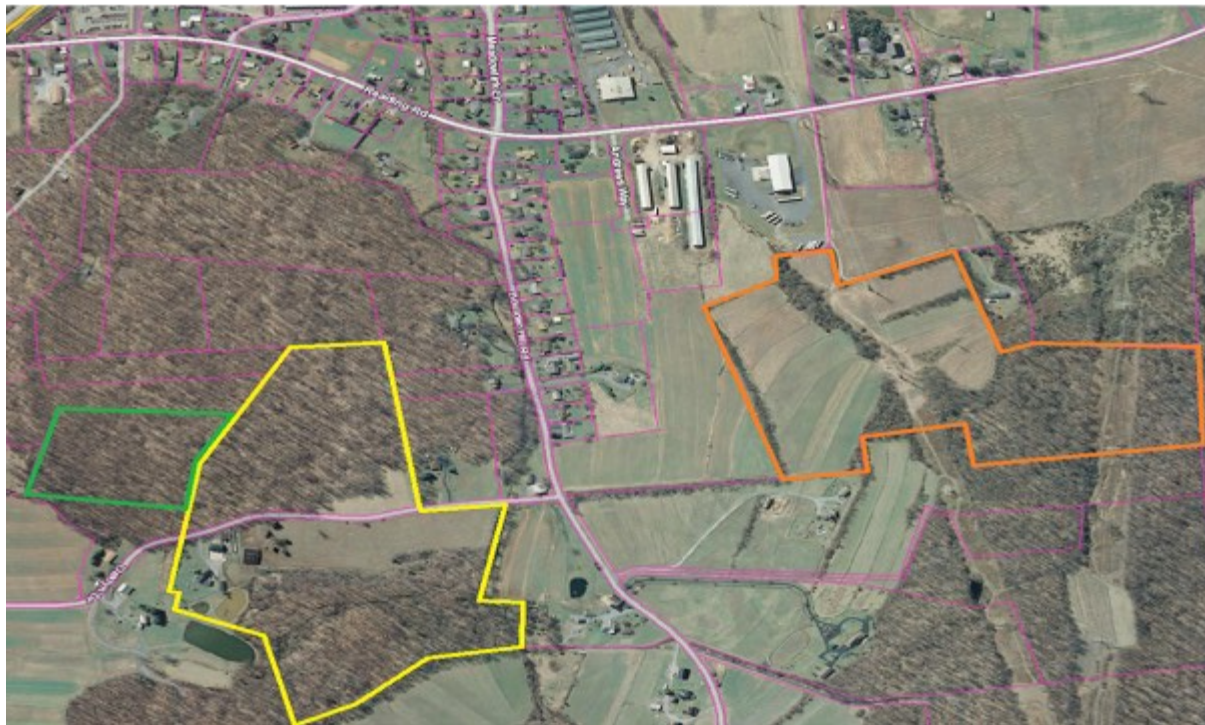
Alvin Horning - C.Ivan Stoltzfus CAI



610-286-5183

[www.horningfarmagency.com](http://www.horningfarmagency.com)

# Plotting and Aerial



\*\*Please note this is only a sketch. Information is believed to be correct but not guaranteed.



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