

PUBLIC AUCTION

136 ACRE DAIRY FARM w/13.82 ADJOINING ACRES & FARM EQUIPMENT (LAND OFFERED SEPARATELY)

136 AC. W/2½ STY. 5 BR STONE DWL. W/DET. 5 CAR GARAGE – 2 STY. 70 COW STANCHION BARN-DRY COW BARN-CALF BARN-HEIFER BARN-STORAGE BARN-CATTLE PEN-3 SILOS W/ UNLOADERS-5 GRAIN BINS-EQUIP.BLD. W/SHOP

SCHAEFFERTOWN AREA

FRIDAY, SEPTEMBER 3, 2021 @ 10 AM (Equipment Following Real Estate)



LOCATION: 3480 S. 5th Ave., Myerstown, PA 17067. From JCT 501, 419 & 897, take 897 N to first farm on right.

REAL ESTATE: House: 2½ sty. 5 BR stone farmhouse cont. 3,766 SF. 1st Floor: Eat-in kit., fam. rm. w/stone FP, liv. rm, office, laundry & full bath. 2nd Floor: 5 BRs & full bath, full attic, bsmt. w/OE, oil hot water heat, whole house fan, 2 onsite wells, onsite septic, balcony & covered porch. **2 Sty. Round Roof Dairy Cow Barn** w/70 tie stalls, Houle barn cleaner, 1500 gal. Delaval milk tank, 7 milk master units w/auto. take offs, 2" pipe lines, full tunnel ventilation system, 2nd fl. open storage w/concrete floor. Attached **Dry Cow Barn** lg. feed rm., **2 Bay Storage Barn** 30x40 & **2 stall cattle pen** 30 x 40. Open concrete exercise lot 58x94. **Slurrystore** 19 x 62. **Virginia style bed pack barn** 40 x130. **Silos**, 20x60 & 20x70 Harveststore silos w/Alliance bottom unloaders. 20x75 Stave silo with Patz 98B surface drive unloader. **4 grain bins**, 5 ton, 7 ton, 9 ton, 28 ton. **Equip. shed** 50x80 w/20 x 50 insulated shop. **Sturdy Built calf barn** 8x108 w/18 calf pens, 2 group pens, mixing room with hot water heater, 2 ton grain bin.

NOTE: 136 acres (120 tillable) of highly productive limestone soil. Farm is in Clean & Green but NOT in ag preservation.

This is a turnkey move-in dairy operation with buildings in exceptional clean condition. Buyer will have the option to purchase corn silage & rielage in silos and crops in fields. **Adjoining 13.82 acres** of farmland fronting on Gible Road sold immediately after farm. **OPEN HOUSE:** Saturday, August 7, 14 & 21 (1-3 pm.) or anytime by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 60 days of sale. Kling & Deibler Attys.

TERMS BY: John E. Zimmerman, Jr. and Laurene W. Zimmerman (717) 821-1000

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

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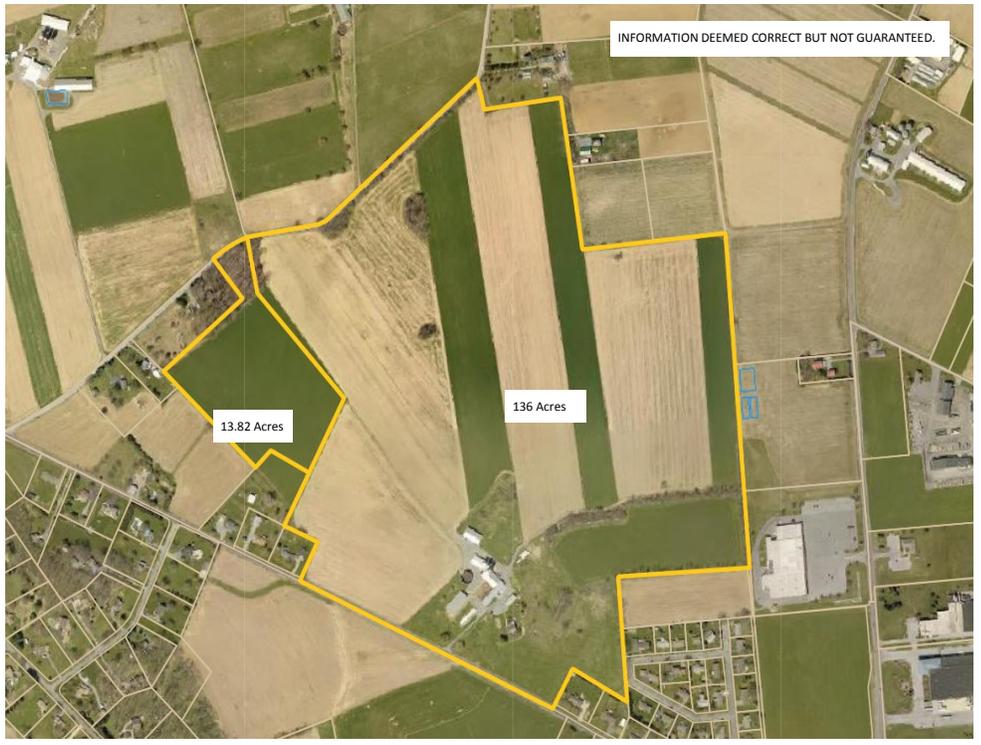


Lot Size/Acres: 136 Acres & 14 Adjoining Acres (Sold Separately)
School District: Eastern Lebanon Co.
Township: Heidelberg
County: Lebanon
Taxes: \$9,996 (Farm) \$305 (Land)

Zoning: Agriculture Transitional
Type: Farm House
Construction: Stone
Roof: Shingle
Square Feet: 3,766

Age, Condition: 1850, Excellent
Flooring: Vinyl, Carpet
Bedrooms: 5
Baths: 2
Laundry: Yes

Attic: Full
Basement: Yes w/OE
Heating: Oil Hot Water
Cooling: Whole House Fan
Water & Septic: On Site Septic, 2 Wells



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This beautiful 2½ sty. 5 BR stone farmhouse containing 3,766 SF. features a large eat-in kitchen w/a glass top electric range, slate side by side refrigerator, dishwasher, microwave, appliance garage, built-in desk and pantry; large open family room w/9' ceilings, rough hewn beams, wooden accent wall & stone fireplace with wood/coal insert; living room; office w/built-in book niche & faux fireplace; huge laundry w/cupboards, closets & door to patio; and a full bath on the main floor. The second floor contains 5 bedrooms (the master bedroom has 9'9" ceilings and a balcony) and a full bath w/double bowl vanity & linen closet. The home also has a full walk-up attic & basement w/outside exit and cold cellar storage, oil hot water heat, whole house fan, lots of ceiling fans throughout, tilt-in windows, central vacuum, 18" window sills, gorgeous bulls eye trim, covered porch and balcony. There is also a large stamped concrete patio w/Amish style wash line, back yard fire ring gathering area, perennial beds, garden area, 2 onsite wells and onsite septic.

Room Sizes

Main Level: Eat-in Kitchen: 14 x 17'6" Family Room: 20'6" x 28'6" Living Rm: 15 x 16'6" Office: 13 x 15 Laundry: 16 x 17
 Upper Level: Bedroom: 16 x 19 Bedroom: 13 x 13'6" Bedroom: 14 x 16 Bedroom: 15'6" x 15'6" Bedroom: 12'6" x 14



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