

PUBLIC AUCTION

2 PARCELS OF FARMLAND; PARCEL 1: 14.08 ACRES w/HOUSE, BARN, OUTBUILDINGS & STREAM AND PARCEL 2: 25.04 ACRES

VIRGINVILLE AREA

FRIDAY, APRIL 1, 2022 @ 4 PM



LOCATION: 188 Virginville Road, Hamburg, PA 19526, Perry Twp., Berks County. From Virginville, head N on 143 for 0.4 mi., left onto Virginville Rd for 0.9 mi. to property on left. **Auction held at the buildings on Parcel 1.**

REAL ESTATE: Excellent opportunity to buy one or two parcels of land, currently being farmed. Both parcels are mostly open with tillable land and a small amount of woodland. Parcels are contiguous, but will be offered separately; zoned RA & in AP. **Parcel 1:** 14.08 acres of mostly tillable land w/stream and approx. 800 ft. road frontage. DWELLING: 2 Story 2 BR 1.5 bath stone farmhouse serviced by oil hot air heat, onsite well & septic. Main level consist of a Great Room/Kitchen w/bar, refrigerator, microwave, glass top elec. range, DW and half bath. Upper level: Nursery/laundry room w/W&D, 2 Bedrooms (with vinyl plank floors) and full bath w/tile. Home has 20" windowsills throughout; basement is partially finished with outside exit. OUTBUILDINGS: (34x55) 2.5 sty barn, lower level open stables, upper level hay storage w/attached 15x19 block storage room; 7x10 potting shed; 12x25 storage shed; 40x19 frame shed. Taxes: \$1,604. **Parcel 2:** 25.04 acres of open, mostly tillable farmland w/approx. 600 ft of road frontage. 7.44+/- acres on north side of Virginville Rd. w/17.6+/- acres on south side. Taxes: \$375!

NOTE: Don't miss this opportunity to buy 1 or 2 contiguous parcels of beautiful, open farmland w/gorgeous views in Perry Twp. Both parcels are enrolled in Ag Preserve and have been in the Hill family since 1739. For historical information visit <https://www.shirevalleylegacies.com/Community/Families/Hill-Family/Hill-Homestead/>

OPEN HOUSE: Saturday, March 12, 19 & 26 from 1:00 PM – 3:00 PM (or by apt. call 610-286-5183).

TERMS: 10% down day of sale; balance on or before 45 days. Terms by: Marie M. Hill Irrevocable Trust. James E. Sher Esq.

See back for more information.

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



HorningFarmAgency.com
610-286-5183

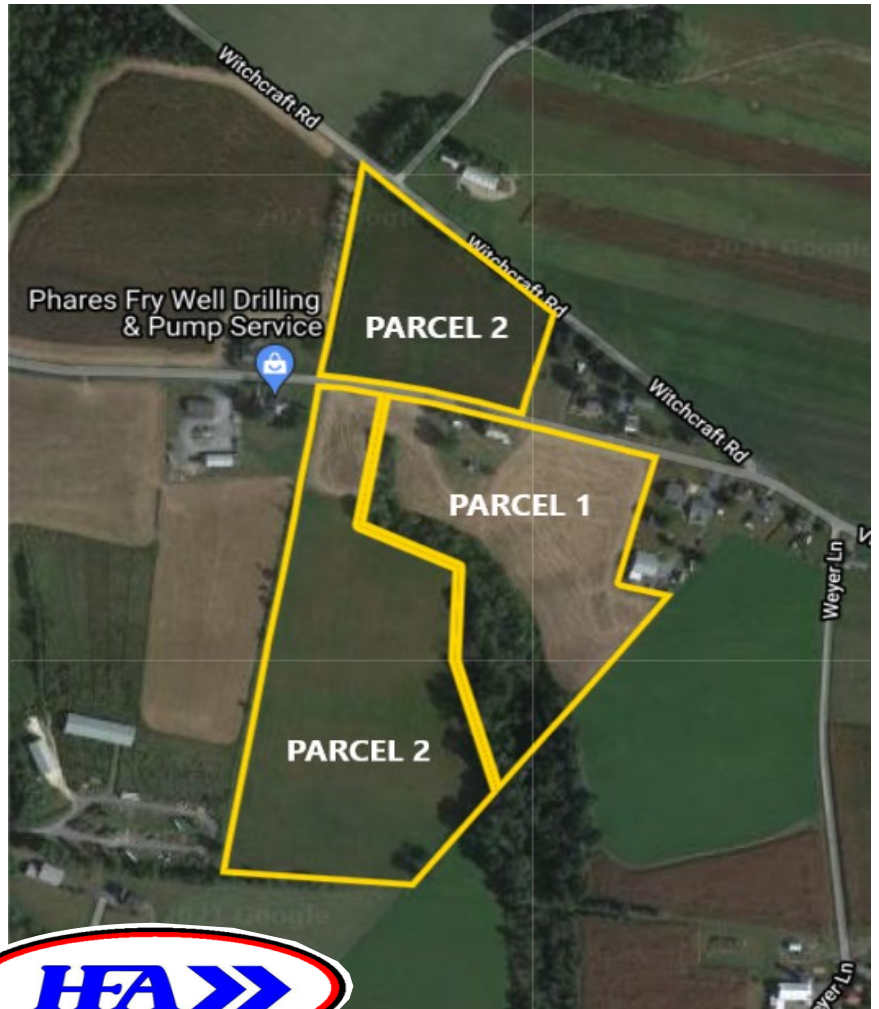
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Acres: 14.08 Acres	Roof: Shingle	Attic: No	Deck/Porch: Covered Porch 6' x 19'
School District: Hamburg Area	Square Feet: 1,248 (approx.)	Basement: Yes w/OE	Garage: No
Township: Perry	Age, Condition: 1850, Good	Fireplace: No	Outbuildings: Bank Barn & Sheds
County: Berks	Flooring: Vinyl	Heating: Oil Hot Air	Water: Well
Taxes: \$1,604	Bedrooms: 2	Cooling: None	Sewer: On Site
Type: 2 Story	Baths: 1.5	Appliances: Refrigerator, Elec. Range, Microwave, Dishwasher	
Construction: Stone	Laundry: Yes		

Room Sizes

Great Room/Kitchen: **12 x 20** Nursery/Laundry: **9 x 13** Bedroom: **11 x 12** Bedroom: **9 x 13** Basement: **16 x 19**



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