

PUBLIC AUCTION

128+/- ACRE FARM

5 PARCELS SOLD AS AN ENTIRETY - 3 BR FRENCH COUNTRY RANCH HOUSE W/STUNNING VIEW - 2½ STY. 6 BR VICTORIAN HOUSE - TWO BANK BARN - 48 X 132 POLE BARN & OUTBUILDINGS

LEHIGH COUNTY

SATURDAY, SEPTEMBER 30, 2023 AT 11 AM



LOCATION: 4310 Best Station Rd., Slatington, PA, Lehigh Co. **Auction held at ranch house.** Use GPS location: 4421 Clover Hollow Road, Slatington, PA or see map on reverse side.

REAL ESTATE: **2.5 Sty. 6 BR Victorian Brick Farm House:** cont. 1,992 SF w/13' ceilings & Victorian moldings. First flr. kitchen; livngrm; laundry; 2 bedrm's; and full bath. 2nd flr. has kitchen; 4 bedrms & bath. Walk-up attic, bsmt. w/outside exit, oil heat, attached summer house, shingle & slate roof. **Pole Barn:** 48'x132' w/14'x16' overhead door. **Block Bldg:** 18'x28'w/elec. **Original Stone House:** 21'x30. **Numerous outbuildings.** Across Best Station Rd., **Bank Barn:** 40'x70'. **Equipment Bldg:** 40'x60. **Frame Garage:** 18'x20' and another 45'x60' **Bank Barn** along Swamp Rd. On the same property on the upper end, **3 BR Brick French Country Ranch House w/attached 3 Car Garage:** cont. 3,326 SF w/spacious rooms and gorgeous views overlooking the valley & Blue Mountain (See room sizes on back). Breezeway; laundry rm.w/ W&D; kitchen w/Corian countertops, 52 handle cherry cabinets. lg. island w/6 bar seating & cooktop, dbl.wall oven, DW, refrig, pantry; livngrm. w/huge bow window; sunroom; 3 BR's w/walk-in closets; master bath w/jetted tub & dbl. bowl vanity; another full bath; walk-up finished attic for 4th BR (just needs floor covering). Basement w/poured concrete walls, garage door entrance, half bath, cold cellar & coal stove. Geo-Thermal heating & cooling system; central vac; 2 elec. domestic water heaters; 200 amp elec. service and 65 KW whole house generator powered by Allis Chalmers diesel engine; on site well & septic. Property also contains a 14'x48' vinyl storage shed.

NOTE: This is a rare opportunity to purchase a high producing Lehigh County farm with 120 tillable acres, certified organic for 33 years, road frontage on Best Station, Swamp Hollow & Clover Hollow Roads. Zoned Rural. Taxes \$24,137.

OPEN HOUSE: Saturday, September 9, 16 & 23 (1-3 pm.) or anytime by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Timothy Duckworth Sr. & John Hacker Attnys. Terms By: The Estate of Joyce Rex. Broker Participation offered at 1%. Broker Participation form must be received 48 hrs. prior to auction.

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



HorningFarmAgency.com
610-286-5183

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Ranch House Room Sizes

Eat-in Kitchen: 20x21 Living Room: 24x40 Breezeway: 15x45 Laundry Rm: 12x16 Sunroom: 10x36
 Bedroom: 14x20 Bedroom: 20x20 Bedroom: 14x20 Master Bath: 10x11 Attic Bedroom: 14x40 3 Car Garage: 30x45

Lot Size/Acres: 128[±] Acres

County: Lehigh

4310 Best Station Rd: 80.5 Acres

4343 Best Station Rd: 5.5 Acres

School District: Northern Lehigh

Taxes: \$24,137

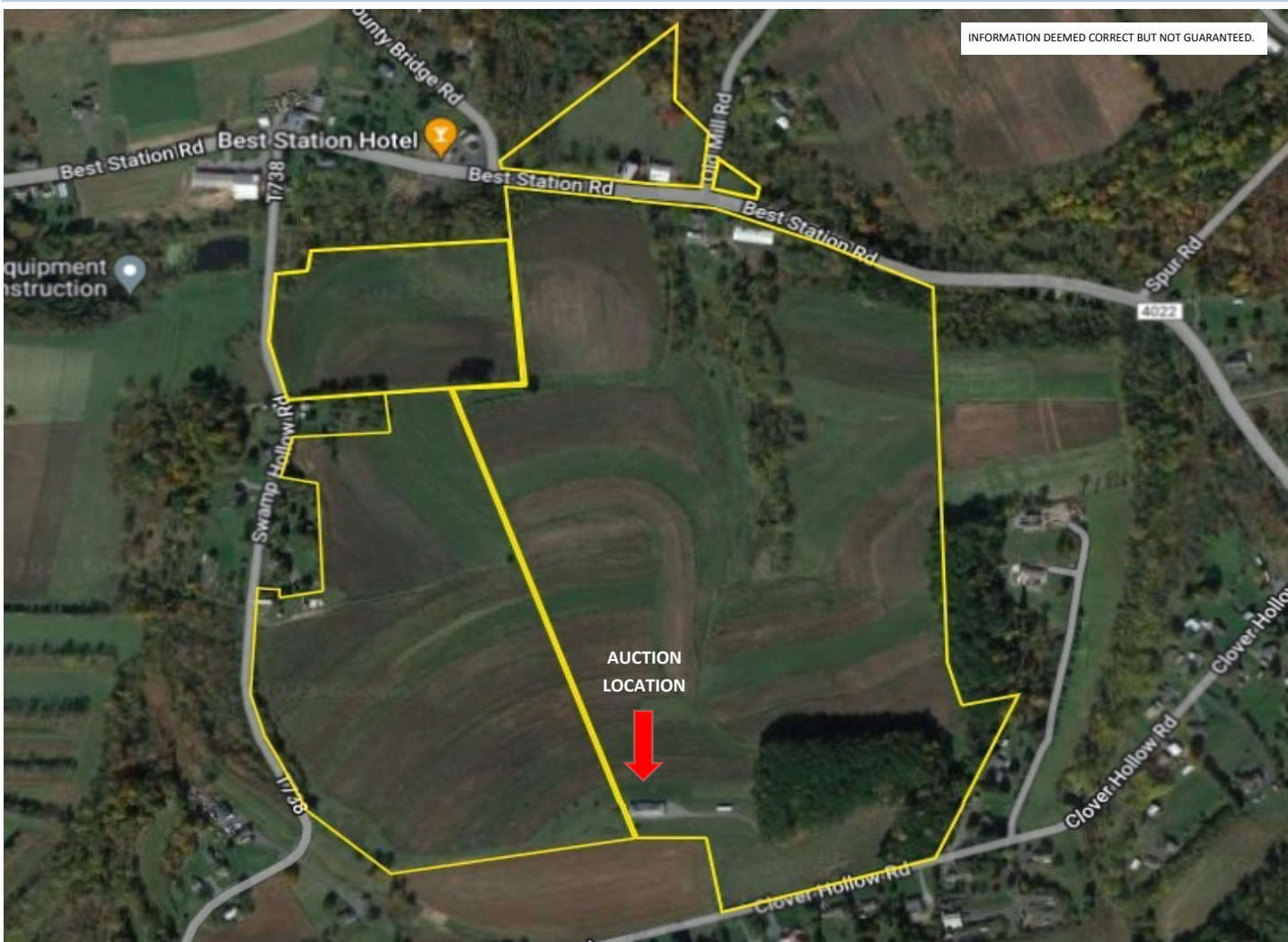
7249 Swamp Hollow Rd: 32.64 Acres

4293 Best Station Rd: .30 Acre

Township: Washington

Zoning: Rural

7389 Swamp Hollow Rd: 9.67 Acres



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