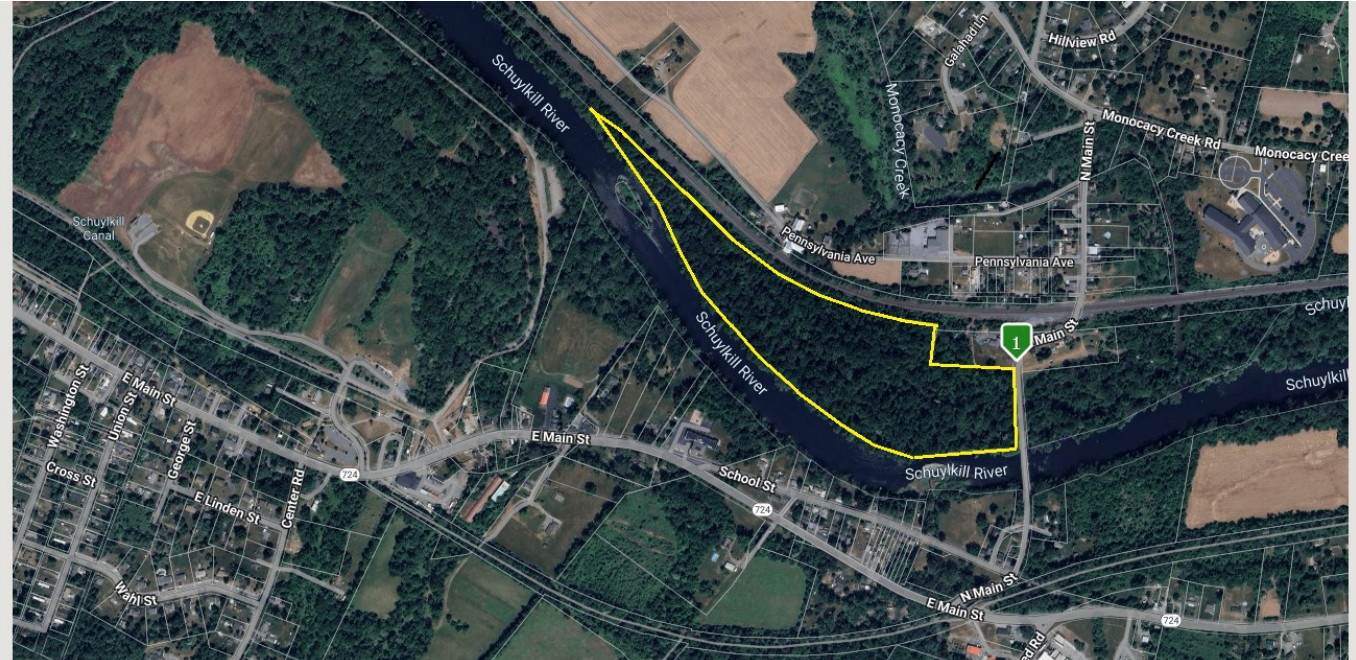


PUBLIC AUCTION

28 ACRES OF WOODLAND BORDERING THE SCHUYLKILL RIVER

DOUGLASSVILLE/ BIRDSBORO AREA
TUESDAY, AUGUST 19, 2025 @ 5 PM



LOCATION: N. Main Street, Douglassville, PA 19518, Amity Township, Berks County.

AUCTION LOCATION: 2004 Weavertown Road, Douglassville, PA 19518.

REAL ESTATE: Consists of 28 acres of Woodland with approx. 3,437' fronting on the Schuylkill River, with opposite side bordering railroad track and 450' fronting on Main Street. The tract is totally wooded with mature timber. Zoned RC (Rural Conservation).

NOTE: This is a rare opportunity to purchase 28 acres of Woodland bordering the Schuylkill River with possibilities for recreational, fishing & excellent deer hunting. Check with Amity Township for additional desired uses. Land can be viewed by contacting Kevin at 484-256-9107. Don't miss this excellent opportunity on this spectacular piece of land!

OPEN HOUSE: Land can be viewed by contacting Kevin at 484-256-9107. For additional information call auctioneers at 484-256-0855, merle@horningfarmagency.com or visit our website.

TERMS: 10% down day of sale; balance on or before 45 days. Terms by: Amity Township.
Brian F. Boland, Attorney

PLEASE SEE MORE INFORMATION ON BACK OR VISIT OUR WEBSITE

Merle Eberly, Auctioneer
Steven Newswenger, Apprentice Auctioneer
Pete Sensenig, Auctioneer
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



- Parcel is in the RC – Rural Conservation District. Permitted Uses can be found below
<https://ecode360.com/34014528#34014528>
 - o Trees can be cut down
 - o Amity Twp recently had it selectively harvested
 - o All Earth disturbance is regulated by the Berks County Conservation District (BCCD)
 - o Roughly 50% is in a FEMA designated *floodway*
 - o Building in *floodway* is prohibited
 - o Other remaining land is in a FEMA designated *AE flood zone*
 - o Regulations can be found in Amity Code Chapter 10
<https://ecode360.com/34018160#34018160>
 - ✦ If building, a flood elevation certificate from a Pa licensed engineer or surveyor must be provided to determine the *base flood elevation* (BFE)
 - ✦ All habitable spaces and mechanical equipment must be constructed 1.5' above the BFE
 - ✦ On lot septic systems are not permitted in a flood zone without special DEP approvals
 - ✦ Installing a driveway must be approved by PennDoT.
 - ✦ Agriculture is permitted but must be approved by BCCD

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