

PUBLIC AUCTION

3-5 BR LOG HOME W/CARRIAGE HOUSE, HORSE BARN, CREEK & POND ON 16.61 ACRES

FRENCH CREEK AREA

TUESDAY, AUGUST 12, 2025 AT 5 PM



LOCATION: 59 Hopewell Road, Elverson, PA 19520

REAL ESTATE: Beautiful secluded log home w/carriage house and small horse barn on 16.6 acres. With approx. 3,760 SF this home is a masterpiece of wood & stone w/exposed beams, fireplaces, cathedral ceilings, circle top windows, skylights & more! The main level features a 2 sty. great rm. w/stone gas FP & French doors leading to front deck; eat-in kitchen w/granite countertop, island w/bar seating, stainless steel range, French door refrigerator, wall oven, warming drawer, microwave and dishwasher; Laundry w/W&D, closet & door to rear deck; Master Bedroom w/brick gas FP, walk-in closet w/closet system & door to deck and hot tub; Master bath w/tiled floor; glass shower & jetted tub. The upper level consists of 2 bedrooms, both with exits to a 5'x30' deck; a full bath; and attic storage. The lower level is a great place for entertaining w/a large rec room w/stone gas FP, wet bar and a half bath; 2 bonus rooms (could be bedrooms); a utility room; and outside exit. The home has a front, rear & side deck consisting of approx. 1,482 SF w/a large hot tub, propane forced air heat w/central air, 5 heat zones, central vacuum, on site well and septic, 40 kw generator, and 1,000 gal propane tank. The property also contains a 14'6"x 40' log **Carriage House** w/2 fully finished rooms, one w/ cathedral ceiling, one w/stone gas burning FP and storage w/overhead garage door on one end and a stage/deck on the other; 12' x 28' **Horse Barn** w/ stable and tack/storage w/overhead garage door; spring-fed, fully stocked self-cleaning **Ponds** w/trampoline, fountains, bridges, a large composite diving deck, lights and more, all accessed by a stoned pathway crossing over **French Creek**.

NOTE: The property is a secluded retreat & hobbyist's paradise backed by 237 acres of State Game Land! With a paved driveway, numerous decks and patios for relaxing, a water garden, a fenced back yard for pets, large playset, raised beds for planting, hiking/riding trails, swimming, excellent hunting & recreational fishing and a great place for entertaining as well. The property is in good condition with a few areas needing TLC to make it shine.

OPEN HOUSE: Saturday, July 19 & 26, and August 2 (1-3 pm) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale; Terms by: Gary A. Herring. Glick, Goodley, Deibler & Fanning LLP

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

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



HorningFarmAgency.com
610-286-5183

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Lot Size/Acres: 16.61 Acres	Square Feet: 3,760 (approx.)	Basement: Yes w/OE	Deck/Porch: Decks & Patios
School District: Daniel Boone Area	Age, Condition: 1995	Fireplace: 4	Garage: No
Township: Union	Flooring: Wood, Carpet, Vinyl, Tile	Heating: Propane Forced Air, 5 heat zones	Outbuildings: Carriage House & Horse Barn
County: Berks	Bedrooms: 3-5	Cooling: Central Air	Water: Well
Taxes: \$14,205	Baths: 2 Full, 1 Half	Appliances: D/W, Refrigerator, Gas Range, Wall Oven, Warming Drawer, Microwave, W & D	Sewer: On Site
Construction: Log	Laundry: Yes		
Roof: Shingle	Attic: Yes, walk-in		

Room Sizes

Great Room: **900 SF (approx.)** Kitchen: **15 x 26** Laundry: **6 x 12** Master BR: **14 x 21** Master Bath: **11 x 11'6** UL Bedrm: **11'6 x 12** UL Bedrm: **13 x 16**
Full Bath: **6 x 11** Rec Room: **29 x 30** Bonus Rm: **9 x 14** Bonus Room: **14 x 15** Deck: **10 x 14** Porch: **8 x 36**



Information deemed correct but not guaranteed.

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