

# PUBLIC AUCTION

## 33 ACRE FARM WITH POND & STREAM

UPSCALE STONE FARM HOUSE – BANK BARN W/9 HORSE STALLS - SIX STALL HORSE BARN– STONE SPRING HOUSE – NUMEROUS OUTBUILDINGS

**PLOWVILLE/ ALLEGHENYVILLE AREA**  
**FRIDAY, OCTOBER 10, 2025 @ 5:00 PM**



**LOCATION:** 322 Kurtzmill Road (Rt 568), Mohnton, PA 19540, Robeson Twp., Berks Co.

**REAL ESTATE: House:** 1847 Circa 2½ sty. 5-6 BR stone farmhouse w/addition cont. approx. 3,457 SF. Original Farmhouse: Flagstone Foyer; Living Room w/original H/W floors, 16" window sills and walk-in FP w/wood stove insert; Parlor; Kitchen w/exposed beams, walk-in FP & vintage cook stove; upper level has 2-3 BR's and a full bath w/clawfoot tub & W/D hook-up; finished attic BR; Basement w/concrete floor & outside exit; Oil hot water heat w/S&W hook-up, water filtration & Generac. Newer Addition: Kitchen w/vaulted ceiling, skylights, island w/bar seating, granite & quartz countertops, upscale cabinetry w/pull-out baskets, spice racks & trash can, farmhouse sink, ss appliances including glass top range, D/W & microwave, built-in bookshelves; Living Room w/stone gas FP flanked by built-in bookshelves/display cabinets; Foyer w/stone & brick bread oven; Laundry w/sink & W/D; 2 hall closets; Full Bath; Master BR w/private deck overlooking pond; Master Bath w/hot tub, glass shower, linen/display cabinets & walk-in closet (8x8)w/organizer. Lower level is newly finished except for flooring and contains a rec room w/wood stove (approx. 650 SF); Bedroom (9 x 17); outside exit & heat pump w/C/A. **2.5 Sty. Stone & Frame Bank Barn:** 40 x 88, lower level has 9 horse stalls, tack room, former office area, utility room w/laundry tub, W/D hook-ups; upper level has 3 drive-in bays, granary and hay storage. **Six Stall Horse Barn:** 37 x 46 w/a 13 x 30 storage/stable area. **Equipment/Corn Shed:** 32 x 37. **Equipment/Corn Shed:** 20 x 24. **Garden Shed:** 16 x 20. **Storage Shed:** 20 x 60. **Chicken Coop:** 14 x 30. **Stone Spring House:** 13 x 14. **Pavillion:** 12 x 18. **Land:** Buildings w/paved driveway & lawns, large pond w/fountain, balance of land if fenced pasture w/approx. 20 tillable acres w/ .34 mile road frontage on Rt. 568 and 663' on Gunhart Road.

**NOTE:** This beautiful farmhouse has been expertly renovated showcasing original character seamlessly with modern convenience. The home features artisan workmanship and upscale design and is situated in the most beautiful serene setting with peaceful views overlooking the pond. A true hidden gem with endless possibilities, a must see!

**OPEN HOUSE:** Saturday, September 20 & 27 & October 4 (1-3 pm.) or anytime by apt. call 610-286-5183.

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Glick, Goodley, Deibler & Fanning LLP.

**TERMS BY:** Edward R. and Nancy L. Kennedy.

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



**HorningFarmAgency.com**  
**610-286-5183**

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<b>Lot Size/Acres:</b> 33.06 Acres	<b>Zoning:</b> AP	<b>Age, Condition:</b> 1847 & Newer, Excellent	<b>Attic:</b> Finished
<b>School District:</b> Twin Valley	<b>Type:</b> Farm House w/Addition	<b>Flooring:</b> Tile & Wood	<b>Basement:</b> Yes
<b>Township:</b> Robeson	<b>Construction:</b> Stone & Vinyl	<b>Bedrooms:</b> 5 to 6	<b>Heating:</b> Oil Hot Water Heat & Heat Pump w/C/A
<b>County:</b> Berks	<b>Roof:</b> Shingle	<b>Baths:</b> 3	<b>Cooling:</b> Central Air
<b>Taxes:</b> \$6,963 (Enrolled in Clean & Green)	<b>Square Feet:</b> 3,457	<b>Laundry:</b> Yes	<b>Water &amp; Septic:</b> On Site (2 Wells)

#### Room Sizes

Original House: Foyer: 5x15 Living Rm: 10x19 Parlor: 13x19 Kitchen: 11x16 BR: 12x17 BR/Landing: 9x9 BR: 14x19 Bath: 10x10 Attic BR: 11x27  
 Addition: Kitchen: 13x17 Liv.Rm: 18x26 Laundry: 8x8 BR: 13x18 MBath: 8x13 Rec Rm: 650SF BR: 9x17 Front Porch: 7x15 Front Deck: 14x28 Rear Decks: 373SF



INFORMATION DEEMED CORRECT BUT NOT GUARANTEED.



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