

PUBLIC AUCTION

13+/- ACRE FARMETTE W/PONDS & .92 +/- ACRE PARCEL (Offered Separately)

2 STORY 3 BR STONE HOUSE – BANK BARN - POLE BUILDING
3 CAR GARAGE - 3 SIDED OPEN STABLE –EQUIPMENT SHED
CHICKEN COUP –NUMEROUS SHEDS

SHILLINGTON / MOHNTON AREA

TUESDAY, SEPTEMBER 16, 2025 @ 5 PM



LOCATION: 700 (Lot) and 720 (Farmette) Fairmont Ave, Mohnton, PA 19540, Cumru Twp., Berks Co.

FARMETTE: HOUSE: 2 sty. stone house containing 1,456 SF of living area & attached 2 sty. summer kitchen (14'x26'). The main level is rich in restored 1880's circa beauty with exposed beams, original hardwood floors and 22" windowsill featuring an eat in kitchen w/granite countertops, ss refrigerator, D/W, glass top range & water filtration system; dining room; living room w/vaulted ceiling and stone & wood walls; breezeway w/lots of windows, laundry and half bath. The upper level has 3 BR's & a full bath w/lg. linen closet. The home has a basement w/concrete floor, toilet, shower, sink, woodstove and outside exit; outdoor wood burning furnace & oil furnace baseboard heat; on site well & septic. The home has a 10'x50' patio, fully fenced front yard and tree house; attached 2 story summer kitchen (unfinished) & basement w/W/D hook-up & outside exit. **OUTBUILDINGS:** 30X60 stone & frame bank barn w/tool shop & attached lean-to; 30x50 pole building w/16x12 overhead door; 20x30 three car garage; 18x24 three sided open stable; 40x44 three sided equipment shed w/electric; 11x29 chicken coup w/run; 14x16 tool shed; 11x11 storage shed. **LAND:** Approximately 4 acres wooded, 5.5 acres in high tensile fencing and the balance in paddocks, ponds & buildings. Taxes: \$3,434.

LOT: .92+/- ACRE PARCEL: With well & home that needs rehab. Taxes: \$3,049.

NOTE: This farmette is a hobby farmer's or homesteader's paradise! Quiet and peaceful it is the perfect place for animals with plenty of fenced pasture and lots of room for growing your own food. The woods providing ample wild-life all the while located within minutes of all major conveniences.

OPEN HOUSE: Saturday, August 30, September 6 & 13 (1-3 pm.) or anytime by apt. call 610-286-5183.

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

TERMS BY: Phillip B & Laura Stack

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

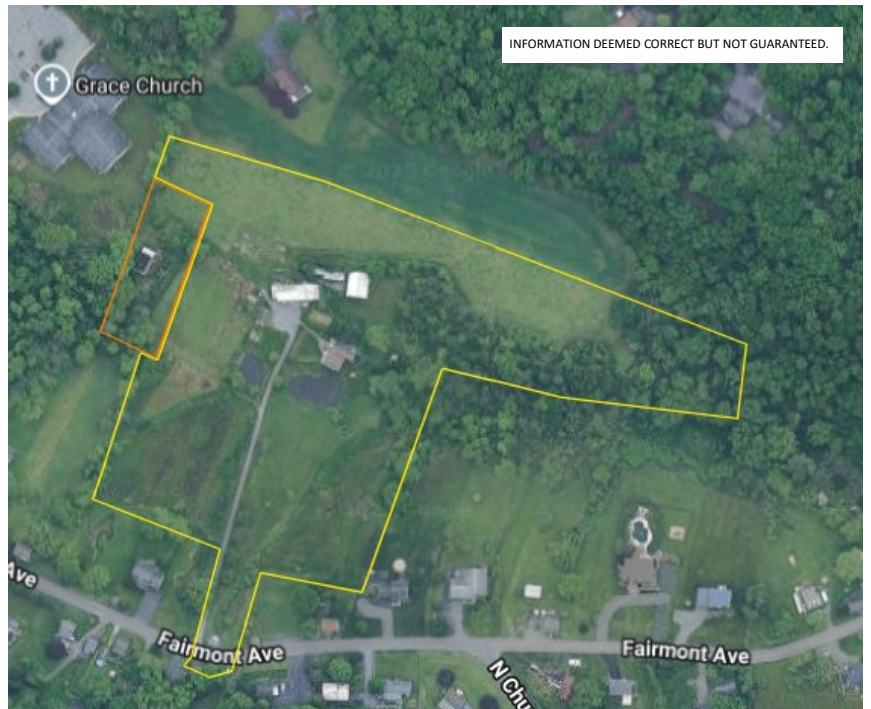
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Lot Size/Acres: 13 ^{1/2} Acres	Type: Farm House	Flooring: Wood, Carpet, Tile	Basement: Yes
School District: Governor Mifflin	Construction: Stone	Bedrooms: 3	Heating: Outdoor Wood Burning Furnace & Oil Furnace BB Heat
Township: Cumru	Roof: Shingle & Metal	Baths: 1.5	Cooling: Ceiling Fans
County: Berks	Square Feet: 1,456	Laundry: Yes	Water & Septic: On Site
Zoned: Med. Residential	Age, Condition: 1880, Average	Attic: No	

Room Sizes

Living Rm: 16 x 19 Eat-in Kitchen: 12 x 21 Dining Room: 11 x 21 Breezeway/Laundry/Half Bath: 6 x 24
 Bedroom: 13 x 11 Bedroom: 10 x 10 Bedroom: 12 x 13 Summer Kitchen (2 Story): 14 x 26 Patio: 10 x 50



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HorningFarmAgency.com
610-286-5183