

PUBLIC AUCTION

48 +/- ACRES ZONED GENERAL COMMERCIAL DISTRICT

**2 1/2 STORY FARM HOUSE - BANK BARN- 3 BAY POLE BUILDING
W/ ATTACHED 3 CAR GARAGE/SHOP - CLUB HOUSE - 3 SIDED DRIVING RANGE SHELTER - DRIVING RANGE - PONDS & STREAM**

FLYING HILLS AREA

SATURDAY, OCTOBER 18, 2025 @ 11 AM



LOCATION: 205 Fry Road, Mohnton, PA 19540, Robeson Twp., Berks Co.

REAL ESTATE: **House:** 2 1/2 story farm house w/approx. 1,800 SF w/eat-in Kitchen, electric cook-top & wall oven; Dining Room; Living Room; 4 Bedrooms; Full Bath; Walk-up Attic; Daylight Basement w/outside exit; covered front and rear Porches; oil hot water heat; on site well & septic. **Stone Smokehouse: (8x9).** **2 Story Bank Barn (29 x 67):** Lower level open stables w/drive-in bay & overhead door; upper level workshop & 3 bays w/overhead 14' door. **3 Bay Pole Barn w/ attached 3 Car Garage/Shop (32 x 40).** **Club House (32x32):** 2 story building w/8'6" wrap around porch; 2 story great room w/bar & sink; walk-in closet; half bath accessible from inside and outside; upper level loft; mini-split w/central air; separate on-site well & septic. **Driving Range Shelter (19x42):** 3-Sided building w/concrete floor. Buildings are all frame w/ metal siding. **Land:** Half open, half wooded w/several ponds & stream, 32 space parking lot at club house, gated paved drive, PVC fencing, and lots of manicured lawns.

NOTE: This beautiful property offers many possibilities w/the house, barn and garage nestled below on the gently rolling lawns overlooking the ponds in quiet serenity. Just above sets the club house and driving range shelter with spectacular views of mountain tops accompanied by an almost constant breeze. A perfect place for a winery, wedding/event venue, retreat, horses and so much more! Centrally located between Reading, Morgantown, Birdsboro and Adamstown allows easy access to most conveniences.

OPEN HOUSE: Saturday, Sept.27, October 4 (1-3 pm.) For more info. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by Jeffrey L. Zerbe. 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

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **48 +/- Acres**
 School District: **Twin Valley**
 Township: **Robeson**
 County: **Berks**

Taxes: **\$20,296**
 Zoning: **GC**
 Type: **Farm w/Club House & Driving Range**

Construction: **Frame & Metal**
 Roof: **Shingle (House), Metal (All Other Buildings)**

Heating: **Oil Hot Water Heat (House) & Mini-Split w/Central Air (Club House)**
 Water & Septic: **On Site (2 Wells)**

Room Sizes

Farm House: Eat-in Kitchen: **11 x 25** Living Rm: **13 x 17** Dining Room: **13 x 17** BR: **10 x 13** BR: **10 x 14** BR: **10 x 11** BR: **13 x 18**



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