

PUBLIC AUCTION

29 ACRE HORSE FARM

6 BR BRICK FARM HOUSE, BANK BARN, TREADMILL BLDG,
SHOP/EQUIP.SHED, INDOOR RIDING RING, 21 STALLS, HEATED
TACK ROOM, OUTDOOR RIDING RING & OUTBUILDINGS

DOUGLASSVILLE AREA

WEDNESDAY, NOVEMBER 5, 2025 @ 4 PM



LOCATION: 6363 Boyertown Pike, Douglassville, PA 19518, Amity Twp., Berks Co. Daniel Boone Schools.

REAL ESTATE: **House:** Circa 1732, brick Victorian w/approx. 2,800 SF w/original wood floors, doors, hardware and crown moldings. **Main Floor:** Living room, dining room, eat-in kitchen w/appliances, walk-in pantry & full bath. **2nd Floor:** 4 bedrooms & a full bath. **3rd Floor:** 2 bedrooms. **Lower Level:** Family room w/walk-in FP, wood stove, and utility room w/W&D and outside exit. 3 covered porches, 3 zoned propane fueled hot water radiator heating, HVAC splits in MBR and KIT, well w/reverse osmosis, on site septic, 1,000 gal. propane tank, fenced yard, garden area. **Bank Barn:** Frame & stone 42 x 91. Fully finished, heated tack room w/ front Dutch doors, kitchen & appliances, 18 cubby's, 2 water heaters, W&D & half bath, elec. BB heat and window A/C. Concrete galley w/pads, 13 high stalls w/fans, wash stall w/H/C water. Feed room w/8' double feed bin, medicine cabinet & sink. Upper level 3 drive-in bays & storage. Stairs to tack room. **Treadmill/Event Building:** 25 x 41, insulated w/electric heat, 11'6 x 9'6 doors, finished interior w/wood walls & ceiling & concrete floor w/pads, great for wedding receptions, parties and family/client gatherings. **Shop/Equip. Shed:** 24 x 50 w/12 x 12 door, concrete floor & 2nd floor. 6 attached stalls, 2 foaling, 4 larger ventilated. **Indoor Riding Ring:** Steel Frame 80 x 200 w/insulated ceiling and 2 level heated viewing room, PA system & large gravel parking area. **Outdoor Riding Ring:** 90 x 200 w/covered judges stand, lighting, speaker system, GGT footing, specialized irrigation, 6 sprinkler spring pump fed watering system. **Quarantine 2 Stall Run-in Shed:** w/feed room & separate pasture. **Summer Kitchen:** Brick 14 x 20 w/2 walk-in FP's, brick oven and loft. **Chicken Coop:** 12 x 16. **Land:** Total of nine pastures and newly erected 6 dry lots, plenty of open space w/trails along a creek and the rest wooded w/a walnut grove of trees, a beautiful scenic place for riding!

NOTE: Molasses Creek has been well recognized in the equine community for decades as one of the areas most prestigious boarding and horse show facilities. Don't miss this opportunity to own this magnificent property!

OPEN HOUSE: Saturday, October 18 & 25 and November 1 (1-3 PM). Taxes: \$11,306.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Bleugrass Farms LLC. [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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Welcome to Molasses Creek—a scenic sprawling 29 acres with a creek and a 6 BR 2 bath Victorian home filled with history, said to have been frequented by a young Daniel Boone. To this day much of that history is still evident. This property is a true equine professionals dream with no detail being missed! There are plenty of beautiful riding trails on the property as well as the surrounding farms and all within 40 minutes of Valley Forge, 1 hr. from Harrisburg, 20 min. from PA Turnpike, 30 min. from Ludwigs Corner, 45 min. from Devon, 13 min. from French Creek State Park and neighboring Amish on both sides, within six miles.



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