

# PUBLIC AUCTION

**19.97 ACRE HORSE FARM W/TWO HOUSES, HORSE BARN, 30 x 50 GARAGE, OUTBUILDINGS & FARM EQUIPMENT, SHOP & TOOLS**

**BIRDSBORO AREA**

**SAT., SEPTEMBER 21, 2024 @ 9 AM W/REAL ESTATE @ 11 AM**



**LOCATION:** 957 E Main St, Birdsboro, PA 19508, Union Twp, Berks Co. Daniel Boone School District,

**REAL ESTATE:** 3 BR Cape Cod Home, 3 Car Garage, 3 BR 1-Story Home, 24 Stall Horse Barn, Shop, Equipment Shed, Riding Arena, 14 Run-In Sheds & Pastures on 19.97 acres bordering the Schuylkill River. This quiet property is a horse-lover's paradise w/a 1/2 mile Sulky running track around the property as well as access to the Thun Trail for no-transport riding convenience! The spacious one-owner **Cape Cod Home** contains 2,000 SF on the main level featuring beautiful hardwood floors and lots of ceiling fans. The Main level contains a foyer w/half bath, closet laundry, kitchen w/granite countertops & Maytag appliances, living room, master bedroom w/2 walk-in closets, master bath w/tiled shower, jetted corner tub & double bowl granite vanity, two more bedrooms and another full bath w/a double bowl vanity. A glass sliding door from the kitchen leads to a 740 SF rear deck w/an above ground pool. There is 800 SF on the second floor, unfinished and another 2,000 SF in the basement w/ Ideal 9' walls, outside exit & propane stove. The home has a heat pump w/central air, on site well & septic. **30 x 50 Garage** w/3 overhead doors w/elec. openers. **28 x 52 Redman Home** contains 1,456 SF featuring a covered deck, kitchen w/appliances, living room, master BR w/2 walk-in closets, master bath w/sunken tub & dbl. bowl vanity, 2 more BR's and another full bath. The home has a heat pump w/central air, separate septic & well. **80 x 64 Horse Barn** w/24 stables, wash stall, storage & haylofts, **28 x 29 Shop** and **34 x 36 Equipment Shed**. **Taxes: \$12,134.**

**NOTE:** Enrolled in Clean & Green, this gorgeous property is a rare find with its beautiful setting ideally situated for horses with 7<sup>+</sup> tillable acres and within minutes of restaurants, grocery stores & shopping.

**OPEN HOUSE:** Saturday, August 31, September 7 & 14 (1-3 pm) or by apt. call 610-286-5183 .

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Terms by: Gena D. Varnes. Glick ,Goodley, Deibler & Fanning

LLP

**SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE**

Merle Eberly  
Alvin Horning, C Ivan Stoltzfus CAI  
Horning Farm Agency, Inc. AY002091



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

**AUCTIONEERS - REALTORS - APPRAISERS**



Room Sizes

**CAPE COD:** LIV.RM: 19 x 19    KITCHEN: 21 x 21    MASTER BR: 13 x 18    MASTER BATH: 11 x 13    BEDROOM: 12 X 13    BEDROOM: 11'6 x 17    BATH: 5 X 13  
**REDMAN HOME:** LIV.RM: 17 X 26    KITCHEN: 13 X 14    MASTER BR: 13 X 13    MASTER BATH: 8 X 13    BEDROOM: 11 X 12    BEDROOM: 11 X 12



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