

PUBLIC AUCTION

13 ACRE FARMETTE

UPSCALE STONE FARM HOUSE – STONE BANK BARN -
DAIRY BARN—IMPLEMENT SHED –HOOP STYLE EQUIPMENT
SHED –1 1/2 STY SHOP –RUN-IN SHED

KUTZTOWN AREA

SATURDAY, OCTOBER 5, 2024 @ 11:00 AM



LOCATION: 97 S Kemp Road, Kutztown, PA 19530, Maxatawny Twp., Berks Co.

REAL ESTATE: House: 1830's Circa 2½ sty. 5 BR stone farmhouse w/open floor plan & exposed beams cont. approx. 5,425 SF. 1st Fl: Foyer; Laundry w/comm. refrig/freezer, convection oven/microwave, SS farm sink and W & D; Sunroom; Half Bath; Kit. w/black stone countertops, tiled backsplash, SS refrigerator/freezer, D/W, Dacor 6 burner comm. stove w/dbl. oven, stone wood fired bake oven, island w/butcher block, dining area; Fam.Rm. w/brick gas FP; Study; Full Bath w/glass shower & vessel sink; Office w/built-in filing cabinets; & Liv.Rm. w/stone wood burning FP. 2nd. Fl: Master BR w/7x13 walk-in closet; Master Bath w/dbl. bowl vanity, glass corner shower & towel warmer; 2 more BR's w/walk-in closets; Full Bath w/dbl. bowl vanity & jetted tub; Closet W&D. 3rd Fl: 2 BR's and 7 x 7 walk-in closet. House has basement; heat pump w/C/A (2 zoned systems); propane hot water heat; radiant floor heat; wood fire heat; on site well & septic; cistern; 1 car attached garage w/elec.opener; rear partially covered composite deck; 28,000 gal. inground heated pool w/sound system, lights & pool house. **2 1/2 Sty. Stone Bank Barn:** 41 x 75, ground level open stables, upper level equip. & hay storage., **Dairy Barn Addition:** 41 x 101, ground level stanchions, upper level hay storage. **Silos:** two 40' Stave. **Implement Shed:** 21 x 64. **Hoop Style Equipment Shed:** 33 x 73 w/electric, 12 x 12 and 15 x 15 over-head doors. **1 1/2 Sty. Shop:** w/addition, steel sided w/electric. **Run-In-Shed:** 21 x 60. **Land:** Balance of land if fenced pasture and tillable acres.

NOTE: This beautiful farmhouse has been expertly renovated showcasing original character seamlessly with modern convenience. The home features artisan workmanship w/hand scraped white & red oak wood floors, Amish made stone wood fired bake oven, post & beam living room w/2 story cathedral ceilings, exposed stone, 20" window sills, built-in window candles, and so much more! Whether relaxing on the 25 x 58 composite deck overlooking the pool or enjoying the almost 360 degree view of rolling fields and mountains, every spot is a winner!

OPEN HOUSE: Saturday, September 14, 21 & 28 (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: Rodney R & Rebecca A Freeman.

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly
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HorningFarmAgency.com
610-286-5183

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Lot Size/Acres: 13 Acres	Zoning: AP1	Age, Condition: 1830's, Excellent	Attic: Partial
School District: Kutztown Area	Type: Farm House	Flooring: Tile, Wood, Vinyl	Basement: Yes
Township: Maxatawny	Construction: Stone	Bedrooms: 5	Heating: Radiant Floor Heat, Heat Pump w/C/A, Propane Hot Water
County: Berks	Roof: Shingle	Baths: 3.5	Cooling: Central Air, Ceiling Fans
Taxes: \$14,213 (Enrolled in Clean & Green)	Square Feet: 5,425	Laundry: Yes	Water & Septic: On Site

Room Sizes

Foyer: 12x18 Laundry: 9x10 Sunroom: 9x15 Half Bath: 5x10 Eat-in Kitchen: 16x26 Fam. Rm: 19x23 Study: 8x15 Full Bath: 6x11
 Office: 10x12 Liv.Rm: 21x24 Full Bath: 8x9 BR: 12x13 BR: 13x14 MBR: 13x15 MBath: 8x13 BR: 15x16 BR: 15x16

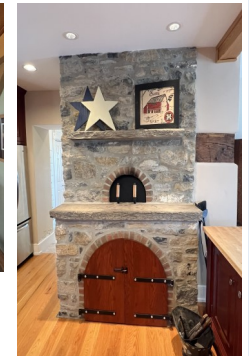


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Full Description

This gorgeous **1830's Circa 2½ sty. upscale 5 BR stone farmhouse** has been expertly renovated showcasing original character seamlessly with modern convenience and an open floor plan and consists of approx. 5,425 SF. The home features artisan workmanship w/hand scraped white & red oak wood floors, Amish made stone wood fired bake oven, post & beam living room w/2 story cathedral ceilings, exposed stone, 20" window sills, built-in window candles, and so much more! The first floor has a large tiled foyer w/radiant floor heat which extends through the bright sunroom overlooking the deck and pool area, the half bath and through the laundry room equipped with a commercial refrigerator/freezer, a convection oven/microwave, large stainless-steel sink, washer & dryer and lots of cupboards for storage. The kitchen, dining room and family room are all open w/exposed beams and feature beautiful hand scraped red and white oak floors. The kitchen features rich cherry stained cabinets w/black-stone countertops and tiled backsplash, stainless-steel refrigerator/freezer, dishwasher and Dacor 6 burner commercial stove w/dbl. oven, an island w/butcher block top and a gorgeous stone wood-fired bake oven. The family room has a brick gas fireplace, an open staircase to the second floor and a hallway that leads to the 2-story post and beam addition. This addition features tiled radiant floor heat, 2-story wood cathedral ceiling w/open beams, ceiling fans and exposed stone walls and consist of a living room w/stone wood burning fireplace, a bathroom with a glass shower and vessel sink and an office w/built-in filing cabinets. The second floor consists of 3 bedrooms w/hand scraped red & white oak floors, two full baths with tiled floors and a closet washer & dryer. The master bedroom has a 7x13 walk-in closet complete w/organizers & drawers, the master bathroom has a dbl. bowl vanity, glass corner shower, and towel warmer, the other 2 bedrooms have walk-in closets w/organizers, and the other full bath has a dbl. bowl vanity and jetted tub. The third floor has two bedrooms with hardwood floors and a 7x7 walk-in closet. The home has a full basement, 1 car attached garage w/electric opener, and a huge 25x58 partially covered composite deck w/custom made lanterns overlooking the pool area and a view of rolling fields and mountains. The kidney shaped in-ground 28,000-gallon heated pool is surrounded by a large concrete patio equipped with landscape lighting, sound system, and pool house creating a top-notch area for relaxing and entertaining. The home has a heat pump w/central air (2 zoned systems), propane hot water heat, radiant floor heat, wood fire heat, on site well & septic and cistern.

The property has a paved driveway with lots of extra parking areas, mature shade trees, manicured lawns and numerous outbuildings consisting of a: **2 1/2 Sty. Stone Bank Barn:** 41 x 75 with ground level open stables and upper-level equip. & hay storage, **Dairy Barn Addition:** 41 x 101 with ground level stanchions and upper-level hay storage, **Silos:** two 40' Stave silos, **Implement Shed:** 21 x 64, **Hoop Style Equipment Shed:** 33 x 73 w/electric and 12 x 12 and 15 x 15 overhead doors, **1 1/2 Sty. Shop:** 24 x 38 steel sided w/electric, **Run-In-Shed:** 21 x 60. The balance of **Land** is fenced pasture and tillable acres.



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