

APPROX. 97 ACRE FARM

PUBLIC AUCTION



810 Drake Rd
Mohrsville, PA 19541

FRI JULY 28TH 2PM



Public Auction Friday July 28th 2023 2pm. Note Auction Will Be Conducted Indoors At Bellemans Church Social Hall Located: 3540 Bellamans Church Rd. Mohrsville PA 1954

97 Acre Horse/Beef/Crop Farm, 5 Bdrm, 2 Bath, Tradition Farm House, Wrap Around Porch, 3216 SF Living Area, Central Air, Heat Pump, Pellet Stove, Basement, Well, On-Site Septic, Numerous Outbuildings; 38x94 Bank Barn w/Attached 74x74 Steer Barn, 34x88 13 Stall Horse Barn w/Attached 48x84 Riding Ring and 8 Stalls around the perimeter. 2 Tack Rooms, 40x80 Implement Shed, 50x60 Manure Storage Barn (2 yrs old). Approx. 70 AC Tillable, 7 AC in CREP (7yrs left), Balance in building/barnyard/parking Area. Creek, Schuylkill Valley Schools, Taxes \$9995. Enrolled in Clean & Green, Zoning; A-P. Development Rights Have been Sold. Note: A nicely situated farm on a mostly level 97 acres w/creek in the Mohrsville/Centerport/Shartlesville Area, Currently used for boarding horses but with all the buildings could easily be transformed to a steer and crop farm. Flex lite water purifying system for the livestock.

Private Showings Only, No Open Houses. Pre-View 12-1:30 Sale Day

TERMS: 10% Down Day Of Sale Balance Within 60 Days. Crops In Field Transfer To New Owner, Day Of Auction.

LH AUCTIONS
PA-AY002453

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We're SOLD on serving you!

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Sale For:
Mark & Amy
Garber

