

PUBLIC AUCTION

3 STY STONE FARM HOUSE & GARAGE/BARN ON 3.5 ACRES, ANTIQUES & PERSONAL PROPERTY

BIRDSBORO/DOUGLASSVILLE AREA

SATURDAY, DECEMBER 22, 2018 @ 9 AM W/R.E. @ 12 NOON



LOCATION: 1288 E. Main St., Douglassville, PA 19518. From Birdsboro head east on Rt. 724 approx. 1.5 mile to property on right (across from Fork & Ale Restaurant).

REAL ESTATE: 3.5 Acres, half wooded and half open w/ 1900's circa 2 1/2 story stone 3 bedroom farm house and detached 5 car garage/barn. **HOUSE:** Stone & brick house w/shingle roof containing approx. 2,568 sq.ft.

Main Level: Eat-in kitchen w/farmhouse sink, gas range & brick wood burning fireplace; dining room w/wood floor & 2 built-in corner cupboards & wall niche; living room w/wood floor & exposed beams; and half bath. Upper level contains 3 large bedrooms w/wood floors, 2 w/cedar lined closets, 1 w/fireplace; and a full bath. Attic w/walk-up stairs; basement with outside exit; covered front and side porches; oil hot water heat; on site well and public sewer.

OUTBUILDINGS: 30 x 59 -5 car garage/barn w/electric. **LAND:** 3.5 Acres with approximately half in woods and half open.

NOTE: This property does need restoration but offers lots of potential! The house is rich in character w/rounded transom window, 13" window sills, 9' high ceilings, built-in niches & corner cupboards and more! The property has road frontage on Rt. 724 and Center Road, contains a small pond, and borders the Thun trail. The property is ideally located within minutes of many major conveniences. This estate must be settled, come prepared to bid!

OPEN HOUSE: Saturday, December 1, 8 & 15 (1-3 pm.) or anytime by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Estate of Donald Hevalow. Attorney William Colby.

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
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HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **3.5 Acres**
 School District: **Daniel Boone Area**
 Township: **Union**
 County: **Berks**
 Taxes: **\$6,182**
 Zoning: **C (Conservation)**

Type: **Farm House**
 Construction: **Stone**
 Roof: **Shingle**
 Square Feet: **2,568**
 Age, Condition: **118, Fair**
 Flooring: **Vinyl, Wood**

Bedrooms: **3**
 Baths: **1.5**
 Laundry: **No**
 Attic: **Yes**
 Basement: **Yes w/ OE**
 Fireplace: **Yes**

Heating: **Oil Hot Water**
 Cooling: **No**
 Appliances: **Gas Range,**
 Deck/Porch: **7 x 29 Porch, 8 x 29 Porch**
 Garage: **30 x 59 Detached 5 Car Garage/Barn**

Room Sizes

Main Level: Eat-in Kitchen: **18 x 18**
 Dining Room: **12 x 18**
 Living Room: **17 x 19** Half Bath
 Upper Level: Bedroom: **16 x 17**
 Bedroom: **12 x 17** Bedroom: **14 x 17**
 Full Bath



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