

PUBLIC AUCTION

3 BR LOG HOME W/2 CAR GARAGE & DETACHED 3 CAR GARAGE/SHOP ON 13.66 ACRES

AND EQUIPMENT, TOOLS, ANTIQUES & PERSONAL PROPERTY

BIRDSBORO/GEIGERTOWN AREA

SATURDAY, OCTOBER 2, 2021 @ 9 AM W/R.E. @ 12 PM



LOCATION: 231 Mullen Rd., Birdsboro, PA 19508. From Morgantown head east on Rt. 23 for 1.9 miles, turn left on N. Twin Valley Rd. for 1.9 miles, continue onto Hay Creek Rd. for 2.3 miles, turn right onto Geigertown Rd. for 1.2 miles, turn left onto Mullen Hollow Rd. for 0.3 mile, turn right onto Mullen Rd. for 0.3 mile, follow signs to property.

REAL ESTATE: Beautiful secluded custom western red cedar & pine log home w/2 car garage & detached 3 car garage & heated shop on 13.66 acres. With approx. 2,900 sq.ft. this home is a masterpiece of pegged wooden floors, exposed beams, stone fireplaces, cathedral & vaulted ceilings, skylights & more! The main level features a 2 story living rm. w/stone FP & wood stove insert; eat-in kitchen w/walk-in pantry, glass top elec. range, D.W., refrigerator, microwave & door to a 10' x 14' deck; dining rm. w/bow window; sun rm. w/ gas stone FP; half bath; master bedrm. w/walk-in closet & master bath w/double bowl vanity. The 2nd. floor contains a loft; 2 more bedrms; a full bath; and 750+ sq. ft. of walk-in attic storage. The basement is a great place for entertaining with a retro 21' x 40' rec rm. & lg. wet bar; laundry rm; utility rm; & outside exit. The home has a covered front porch; attached 2 car garage w/W/D hook-ups & laundry tub; replacement windows throughout; hot water BB heat w/5 zones; central air; coal/wood furnace; German BB hot water heat (sunroom); whole house gasoline generator, buried propane tank; on site well & septic. **30' x 54' Three Car Garage & Heated Shop:** Poured concrete floor, 10' overhead door, 552 sq. ft. w/heat, cable & electric.

NOTE: This gorgeous property has so much to offer w/paved driveway, manicured lawns, gorgeous perennial beds, stream, abundant wildlife, hunting, surrounded by riding trails including Horseshoe Trail and so much more! Owners are moving into a retirement village and are motivated to sell!

OPEN HOUSE: Saturday, September 11, 18 & 25 (1-3 pm) or by apt. call 610-286-5183 .

TERMS: 10% down day of sale; settlement within 45 days of sale; Terms by: Richard & Louise Huzzard. Kling & Deibler Attnys.

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



HorningFarmAgency.com
610-286-5183

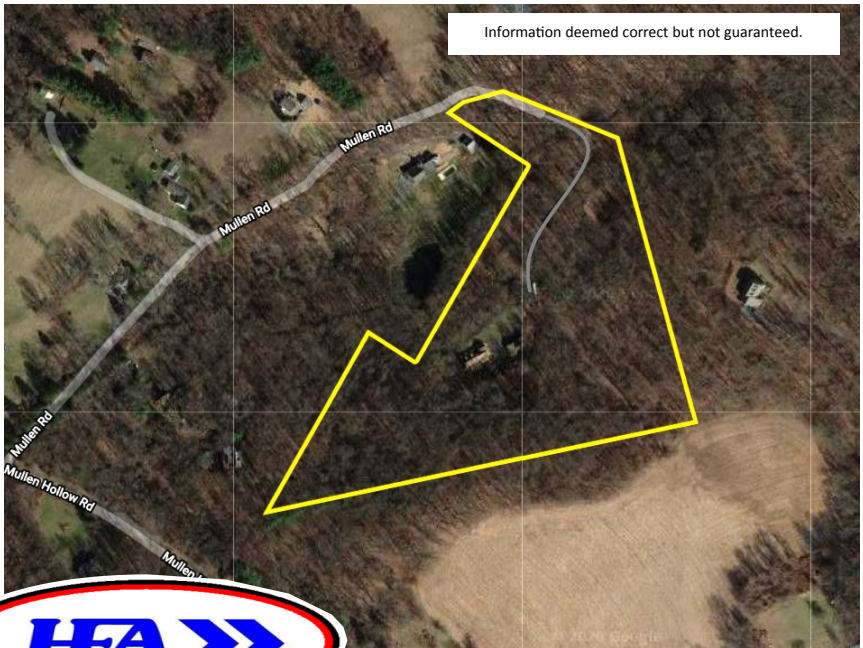
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|---|--|--|---|
| Lot Size/Acres: 13.66 Acres | Roof: Shingle & Tin | Attic: Yes, walk-in | Deck/Porch: Covered porch & Deck |
| School District: Daniel Boone Area | Square Feet: 2,900 (approx.) | Basement: Yes w/OE | Garage: 2 Car Attached |
| Township: Union | Age, Condition: 1990, Excellent | Fireplace: 2 | Outbuildings: 3 Car Garage/Heated Shop |
| County: Berks | Flooring: Wood, Carpet, Vinyl | Heating: Hot Water BB, German BB & Coal Furnace, 5 heat zones | Water: Well |
| Taxes: \$6,781 | Bedrooms: 3 | Cooling: Central Air & Ceiling Fans | Sewer: On Site |
| Type: Cape Cod | Baths: 2 Full, 1 Half | Appliances: D/W, Refrigerator, Electric Range, microwave, W & D | |
| Construction: Log | Laundry: Yes | | |

Room Sizes

Foyer/Half Bath: **5 x 7** Living Rm: **16 x 19** Dining Rm: **11 x 15** Kitchen: **10 x 19** Sun Rm: **13 x 22** Master BR: **16 x 16** Master Bath: **7x14**
 Bedrm: **9 x 13** Bedrm: **13 x 13** Full Bath: **7 x 8** Loft: **11 x 12** Rec Rm: **21 x 40** Laundry: **9 x 9** Utility Rm: **10 x 14** Deck: **10 x 14** Porch: **8 x 36**



Information deemed correct but not guaranteed.



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