

2 DAY PUBLIC AUCTION

4 FARMS IN 8 TRACTS TOTALING 385 ACRES, FARM EQUIPMENT, RESTAURANT/STORE ITEMS & ANTIQUES

PARCEL 1: 14.97 ACRE BUILDING LOT

PARCEL 5: 83.13 ACRE FARM

PARCEL 2: 45.3 ACRES FARMLAND

PARCEL 6: 7.8 ACRES FARMLAND (being sold w/parcel 5)

PARCEL 3: 48.29 ACRE FARM

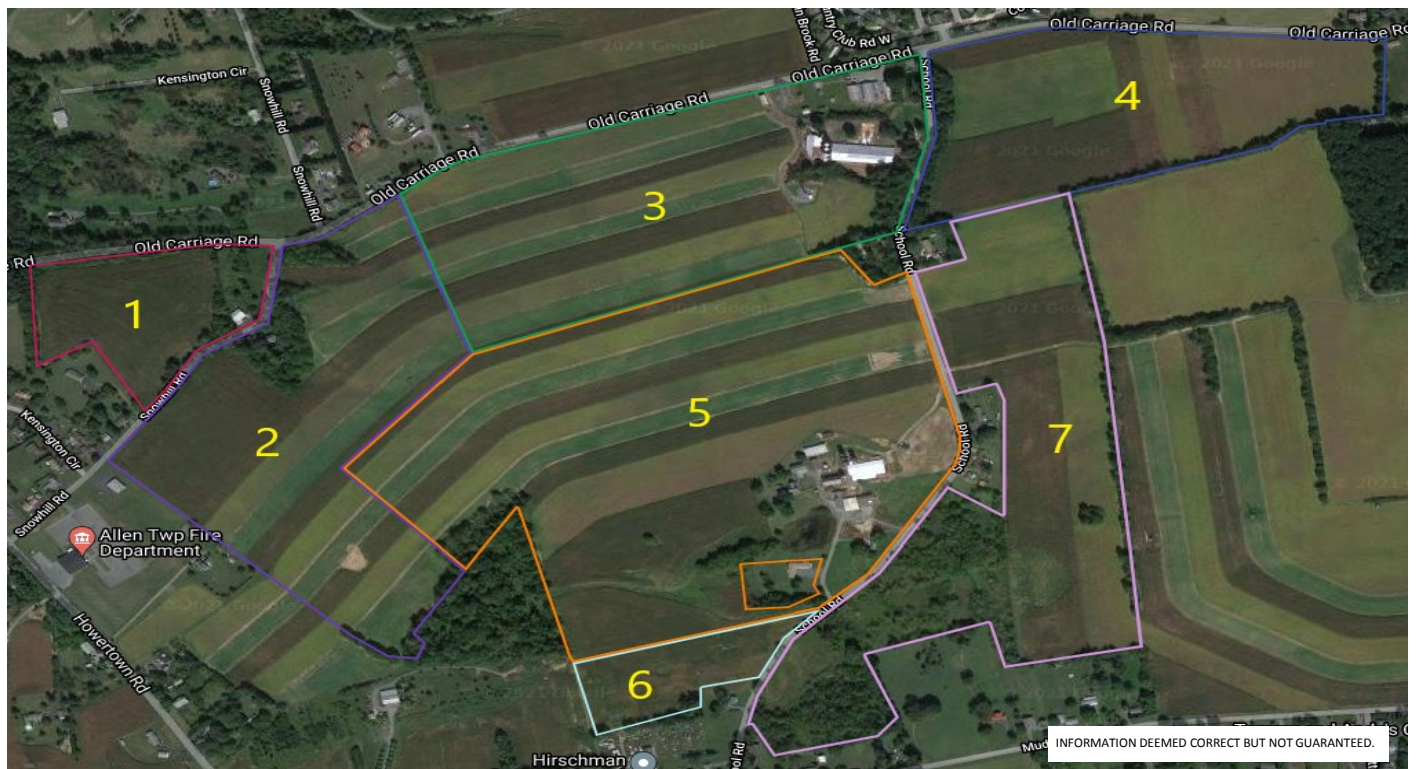
PARCEL 7: 50.86 ACRES FARMLAND & WOODS

PARCEL 4: 35.1 ACRES FARMLAND

PARCEL 8: 100.2 ACRE FARM

ALLENTOWN/ BETHLEHEM/ NORTHAMPTON AREA

OCTOBER 29, 2021 @ 10 AM (REAL ESTATE & FARM EQUIPMENT)
OCT. 30, 2021 @ 9 AM (RESTAURANT/STORE ITEMS & ANTIQUES)



AUCTION LOCATION FOR REAL ESTATE & FARM EQUIPMENT: 297 School Road, Northampton, PA 18067.

AUCTION LOCATION FOR RESTAURANT/STORE ITEMS & ANTIQUES: 639 Old Carriage Road, Northampton, PA 18067.

OPEN HOUSE: Saturday, October 9 & 16, 2021 (1-4 pm).

TERMS: 10% down day of sale; settlement within 60 days of sale. Kling & Deibler Attys.

TERMS BY: Gordon J. Mann Sr. and Armell D. Mann Irrevocable Trust.

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



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610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS

PARCEL 1: 14.97 acres of mostly open land with magnificent views, perfect for a building lot. Approx. 9.75 tillable acres and .44 miles road frontage. Contains a 1950's 50' x 64' cattle barn w/a 16' x 33' lean-to. Address: Old Carriage Rd., Northampton, PA 18067. Taxes: \$253.79.

PARCEL 2: 45.3 acres containing a stone house w/approx. 38.5 tillable acres and .38 miles road frontage. **House:** 1831 circa w/2,240 SF situated in a peaceful wooded setting w/spring house and stream. The house is in fair condition and consists of 2 apartments, unfinished attic and full basement. Both upper and lower level apartments have a kitchen, living room, 2 BRs & a full bath w/laundry access in basement, oil hot water heat, replacement windows, separate furnaces, on site well & septic. The property also contains an 18' x 24' corn crib. Current rent income: \$875/month. Address: 308 & 310 Snow Hill Road, Northampton, PA 18067. Taxes: \$2,711.87.



PARCEL 3: 48.29 acres containing the Mann homestead with approx. 38 tillable acres and .65 miles road frontage. **House:** 1900's circa asbestos sided farm house containing 1,840 SF w/kitchen, living room, family room, laundry, 2 full baths, 5 BRs, attic, basement, replacement windows, oil hot water heat, onsite well & septic. **Barn:** 40' x 110' block and frame 2 1/2 stories, lower level cattle pens & stanchions, upper level storage & granary. **Equipment Shed:** 24' x 52' block. **Cattle Barn:** 60' x 112' w/concrete floor, structurally sound but in need of updating. **Silos:** (4)- 20' x 80' Harvestore silos, (1)- 20' x 72' concrete silo. **Dairy Barn:** 88' x 270' free stall w/center manure pit, in need of updating. **Dairy Store:** Approx. 10,670 SF w/butcher shop, kitchen, deli, store area, 2 bathrooms, storage, utility & work rooms, walk-in coolers and freezers, in need of updating. Current rent income: \$1,000/month. Address: 639 Old Carriage Rd, Northampton, PA 18067. Taxes: \$16,627.79.





PARCEL 4: 35.1 acres of open level tillable land w/approximately .57 miles road frontage. Address: Old Carriage Rd., Northampton, PA 18067. Taxes: \$565.58.

PARCEL 5: 83.13 acres w/house, garage/apartments, mobile home, numerous buildings and pond w/approx. 64 tillable acres and .37 miles road frontage. **House:** 1900's circa brick farm house w/2,862 SF consisting of 2 apartments, attic & basement. Each apartment has a kitchen, living room, full bath, 3 BRs, laundry & covered porch w/shared pavilion. House has replacement windows & oil hot water heat. **Garage/Apartments:** 30' x 59' block building w/lower level garages, upper level 2 apartments each w/kitchen, living room, laundry area, 2 BRs, full bath, separate electric meters, separate propane hot air heat (one apartment has central air). **2016 Mobile Home:** 16' x 66' w/kitchen, living room, 2 BRs, full bath, hall laundry, propane heat. **Former Butcher Shop:** 31' x 70' concrete building. **Former Store/Utility Building:** Approx. 7,544 SF block store & steel sided utility building w/commercial garage doors & office. **Cattle Barn:** 90' x 156' w/bunk feeder (former beef operation). **Silos:** 20' x 40' Stave, 20' x 30' Harvestore and (4) 20' x 60' Harvestores. **Bank Barn:** 42' x 80' w/upper level storage, lower level for cattle. **Equipment Shed:** 48' x 97'. **Corn Crib/Equipment Shed:** 34' x 56'. Each property has its own septic and shares one well. Current rent income: \$3,410/month. Address: 297 School Road, Northampton, PA 18067. Taxes: \$10,260.17.



PARCEL 6: 7.8 acres of open tillable land w/approximately .44 miles road frontage. Address: School House Road, Northampton, PA 18067. Taxes: \$137.77. **(Being sold with parcel 5).**

PARCEL 7: 50.86 acres of flat level land w/approx. 31 tillable acres and the remainder partially wooded w/approximately .54 miles road frontage. Address: School House Road, Northampton, PA 18067. Taxes: \$819.36.

Parcels 1 through 7: Zoned Agricultural. Northampton School District, Allen Township, Northampton County. Enrolled in act 319, 43, 149 and Northampton County Farmland Preservation. Building area's are excluded from farmland preservation.

PARCEL 8: 100.2 acres containing a stone farm house & numerous outbuildings w/approx. 84 tillable acres. **House:** 1900's circa w/3,368 SF containing 2 apartments, full attic and basement. Apartment 7946: Nicely remodeled w/large eat-in kitchen, dishwasher, glass top elec. range, refrigerator, living room, laundry and half bath on main level. Upper level w/3 BRs & full bath. Apartment 7936: Large eat-in kitchen w/glass top elec. range, dishwasher, refrigerator, living room, bedroom, full bath & oversized 2 car garage on main level. Upper level w/2 BRs, large walk-in closet & full bath. The apartments have separate electric meters, oil hot water heat, shared well and septic. **Outbuildings:** Numerous old silos and outbuildings. **This outstanding level to gently sloping property has approx. 1 mile of road frontage and subdivision possibilities.** Current rent income: \$2,200/month. Address: 7936—7946 Meadow Road, Northampton, PA 18046. Taxes: \$5,580.35. Zoned Agricultural. Northampton School District, East Allen Township, Northampton County. Enrolled in act 319 & 43. **Not in Northampton County Farmland Preservation.**



NOTE: This is a rare opportunity to purchase 7 contiguous farms/parcels of land in Allen Township and within 2 miles, another farm in East Allen Township, Northampton County with a combined total of approximately 308 tillable acres of soil (67% Prime Farmland and 28% Farmland of Statewide Importance). These farms and parcels of land represent approximately 4.39 miles of road frontage along with 6 dwellings (10 apartment/house rentals) and numerous outbuildings. Please see separate brochure for information of farm equipment, restaurant/store items and antiques being sold. This is a two day auction!



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