

# PUBLIC AUCTION

**5 BR FARM HOUSE, BANK BARN, EQUIPMENT SHED & NUMEROUS OUTBUILDINGS ON 25.8 ACRES w/CREEK**

**BERNVILLE AREA**

**WEDNESDAY, NOVEMBER 17, 2021 AT 4 PM**



**LOCATION:** 50 Dry Hollow Road, Bernville, PA 19506, Jefferson Township, Berks County.

**REAL ESTATE:** 1800's circa log & frame 2 sty. 5 BR, 2 bath farm house, bank barn w/addition, equip. shed, wash house shed, chicken shed & storage barn on 25.8 acres w/creek. House: 2,642 SF, main level includes a kit. w/ white oak cabinetry & island w/seating, DW, microwave/convection oven; dining rm; family rm; laundry/mudroom; and full bath. Upper level includes a master BR w/2 closets & add'l. walk-in closet (plumbed w/ rough-ins to be transformed into a bath); 4 add'l. BR's; and full bath. Full attic, basement w/outside exit, propane hot water heat, onsite well & septic. The kit./dining rm. were updated in 2013. The house is typical farmhouse finishes w/wood/vinyl/carpet floors & painted/papered walls. House has central vacuum, exterior has vinyl siding, shingle roof & covered porches. **Bank Barn:** 30 x 50 w/16 x 30 addition, upper level storage & grain bin, lower level open steer pens & pasture access. **Equipment Shed:** 20 x 45 w/open front, concrete floor & electric. **Wash House:** 10 x 12. **Chicken Shed. Storage Barn:** 25 x 50. **Land:** Approx. 14 acres tillable, remainder is pasture w/small amount of building area & lightly wooded area. Property is enrolled in Act 319 and agricultural conservation easement with Berks County.

**NOTE:** This property is nestled in a tranquil setting surrounded by farmland with the beautiful Northkill Creek traversing across eastern portion of land. It is conveniently located within less than a half mile of Rt. 183 and has approx. 465' of road frontage on Dry Hollow Road.

**OPEN HOUSE:** Saturday, October 30, November 6 & 13 (1-3 pm.) or anytime by apt. call 610-286-5183.

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Kling & Deibler Attorneys

**TERMS BY:** Glenn A. & Cheryl L. Leshner

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



[HorningFarmAgency.com](http://HorningFarmAgency.com)  
**610-286-5183**

**AUCTIONEERS - REALTORS - APPRAISERS**



**Lot Size/Acres:** 25.8 Acres  
**School District:** Tulpehocken Area  
**Township:** Jefferson  
**County:** Berks  
**Taxes:** \$2,930 (Enrolled in Act 319)

**Zoning:** AP- Effective Agricultural Preservation  
**Type:** Farm House  
**Construction:** Log/Frame  
**Roof:** Shingle  
**Square Feet:** 2,642

**Age, Condition:** 1800's circa, Average  
**Flooring:** Vinyl, Carpet, Wood  
**Bedrooms:** 5  
**Baths:** 2  
**Laundry:** Yes

**Attic:** Full  
**Basement:** Yes w/O/E  
**Heating:** Propane Hot Water  
**Cooling:** Ceiling Fans  
**Water & Septic:** On Site

**Room Sizes**

Eat-in Kitchen: 14x17 Dining Room: 13x17 Living Rm: 15x21 Laundry: 13x12 Bath: 6 x 10  
 Bedroom: 15x19 Bedroom: 13x17 Bedroom: 10x14 Bedroom: 10x12 Bedroom: 9x16 (not private) Bath: 5x11



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