

PUBLIC AUCTION

49 ACRE FARM

SHOEMAKERSVILLE AREA

FRIDAY, OCTOBER 11, 2019 AT 4 PM



LOCATION: 25 Ohlinger Road, Shoemakersville, PA 19555. From Rt. 61 take Rt. 73 E. for 0.4 mile, left onto Ontelaunee Dr. for 1.5 miles, right onto Ohlinger Rd. for 0.7 mile to property on left.

REAL ESTATE: 49 ACRE FARM surrounded by high tensile fence currently utilized for grazing cattle and hay production. Land is mostly open w/a stream running through it and road frontage on Shoemakersville and Ohlinger Roads. The farm contains the following buildings: **1 BR RANCH HOME** containing 628 sq. ft. consisting of an enclosed porch, eat-in kitchen, living room, bedroom, and full bath. Home has a full basement w/outside exit, oil hot water baseboard heat, furnace new in 2008, onsite well (new in 2018) & septic. **37 X 51 STONE & FRAME 2 1/2 STY. BANK BARN** w/20 x 51 block addition (Upper level hay storage, lower level various stables) & 15 x 31 frame addition w/overhead door. **30 X 60 2 STY. BLOCK HIP ROOF BARN** w/ 12 x 10 & 12 x 11 overhead doors. **20 X 32 RUN-IN SHED** w/feed trough. **13 X 40 RUN-IN SHED** w/feed troughs.

NOTE: This farm has a beautiful setting with rolling meadows and fields edged by woods and only one minute from Ontelaunee Lake!

OPEN HOUSE: Saturday, September 21 & 28 and October 5 (1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Clifford C. Christ. Kling & Deibler Attorneys.

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

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



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **49 Acres**
 School District: **Schuylkill Valley**
 Township: **Ontelaunee**
 County: **Berks**
 Taxes: **\$2,696**
 Zoning: **AG**
 Type: **Farm**

House: **Rancher**
 Roof: **Shingle**
 Square Feet: **628**
 Condition: **Average**
 Flooring: **Carpet, Vinyl**
 Bedrooms: **1**
 Baths: **1 Full**

Laundry: **No**
 Basement: **Yes w/O/E**
 Fireplace: **No**
 Heating: **Oil Hot Water**
 Cooling: **No**
 Appliances: **Elec. Range, Refrigerator**

Water: **On Site**
 Sewer: **Septic**
 Outbuildings: **37 x 51 Bank Barn w/two additions, 30 x 60 Hip Roof Barn, 20 x 32 Run-in Shed, 13 x 40 Run-in Shed**

Room Sizes

Living Room: **13 x 17** Kitchen: **9'6 x 11** Bedroom: **10 x 15**



Information deemed correct but not guaranteed.

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