

# PUBLIC AUCTION

**25 ACRE FARM W/STONE HOUSE, SUMMER HOUSE,  
BANK BARN, HISTORIC KNABB-BIEBER MILL, NUMEROUS  
OUTBUILDINGS, ANTIQUES & PERSONAL PROPERTY**

**OLEY AREA**

**SATURDAY, OCTOBER 12, 2019 @ 9 AM W/REAL ESTATE AT 11 AM**



**LOCATION:** 200 Bieber Mill Rd., Oley, PA 19547. From Rt. 662 take Oley Turnpike Rd. for 1.4 miles, right onto Bieber Mill Rd. for 1.2 miles to property on both sides of the road.

**REAL ESTATE:** **HOUSE:** 1800's circa stone 2 1/2 sty. 4 BR house containing approx. 1,836 sq.ft. Main Level has eat-in kitchen w/walk-in fireplace w/woodstove & large island, living room w/woodstove, and half bath. Upper level has 4 bedrms & full bath. Full attic and basement w/outside exit & washer & dryer hook-up. Oil hot water heat, onsite well & septic. **SUMMER HOUSE:** 16 x 16 stone 2 story w/walk-in fireplace & stone bake oven. **BANK BARN:** 1829 Stone & Frame 2 1/2 Story 58 x 60 barn w/ lower level original stanchions & feeding troughs, upper level hay & equipment storage. **EQUIPMENT SHOP:** Frame 32 x 48 w/electric. **2 STORY BARN:** Frame 16 x 43. **2 CARRIAGE HOUSES:** Frame 16 x 30. **SPRING/ICE HOUSE:** 2 story stone 11'5x11'5 **SMOKEHOUSE:** Stone 8x8. **CHICKEN COOP:** Frame 20 x 14. **SHED:** Frame 8 X 7. **HISTORIC KNABB-BIEBER MILL:** 1809 stone grist mill (40 x 52) listed on the National Register of Historic Places containing 4 stories of original mill equipment including wooden grain bins, stone grinding wheels & much more...a historical treasure! **LAND:** Open rolling meadows w/approx. 10 acres tillable, Monocacy Creek running through the property, a large fenced garden area w/ the balance in buildings. Enrolled in Clean and Green.

**NOTE:** This beautiful property nestled in the scenic rich Oley Valley is a gold mine of possibilities! The original details & character of the 1800's circa in these buildings could make an excellent Air B&B property, handcraft brewery or winery, horse or cattle farm along with a myriad of other possibilities. Check with the township for permissible uses

**OPEN HOUSE:** Saturday, September 21 & 28 October 5 (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: John E. Cooley, JR. 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: **25 Acres**  
 School District: **Oley Valley**  
 Township: **Oley**  
 County: **Berks**  
 Taxes: **\$3,465**  
 Zoning: **Agriculture Preservation**

Type: **Farm House**  
 Construction: **Stone**  
 Roof: **Shingle**  
 Square Feet: **1,836**  
 Age, Condition: **1800, Good**  
 Flooring: **Vinyl, Wood**

Bedrooms: **4**  
 Baths: **1.1**  
 Laundry: **Yes**  
 Attic: **Full Walk-Up**  
 Basement: **Yes w/OE**  
 Fireplace: **Yes**

Heating: **Oil Hot Water**  
 Cooling: **No**  
 Appliances: **Elec. Range, Refrigerator**  
 Porch: **Covered Front Porch**  
 Water & Septic: **On Site**

**Room Sizes**

Eat-in Kitchen: **16 x 24'6** Living Room: **13x24** Bedroom: **12x16** Bedroom: **7x13** Bedroom: **10x17** Bedroom: **14x13'6** Full Bath: **7 x 12**



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