

# PUBLIC AUCTION

**59 +/- ACRES OF OPEN AND WOODED LAND**

**BERNVILLE/ BLUE MARSH AREA**

**TUESDAY, DECEMBER 10, 2019 AT 4 PM**



**LOCATION:** North Heidelberg Road and Stump Lane, North Heidelberg Township, Conrad Weiser School District. From Bernville take 183 South to North Heidelberg Road to property on left. Property is located at the intersection of Christmas Village Road and N. Heidelberg Rd.

**REAL ESTATE:** 59 acre prime tract of land located near Blue Marsh with easy access to main travel routes. 16 acres in agricultural open tillable or pasture land with the balance in woodland and small pond.

Excellent tract of land suitable for a stunning private home site with open fields and views. Outstanding Berks County private deer hunting or recreational land, a sportsman's paradise! Also has possibilities for development. Enrolled in Clean and Green. Taxes \$490. Zoning: Conservation Res.

**OPEN HOUSE:** View land anytime at your convenience. For a plot plan or conditions of sale call auctioneers at 610-286-5183.

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

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



[HorningFarmAgency.com](http://HorningFarmAgency.com)

**610-286-5183**

**AUCTIONEERS - REALTORS - APPRAISERS**