

PRIVATE AUCTION

46.75 ACRE CERTIFIED ORGANIC FARM

2 STORY 4 BR BRICK HOUSE – BANK BARN - FREESTALL BARN—
LOAFING BARN –LOFT BARN –EQUIPMENT SHED

KUTZTOWN AREA
DATE TO BE ANNOUNCED



LOCATION: 411 Siegfriedale Rd., Kutztown, PA 19530. Maxatawny Twp., Berks County.

REAL ESTATE: 46.75 acre farm w/2 sty. Brick & vinyl farmhouse w/2,856 SF of living area. Main level includes an eat in kitchen w/ propane stove, walk-in fireplace w/propane stove and dining area; living room w/vaulted ceiling; sitting room w/fireplace; misc. room; laundry room; and open hallway with stairway to upper level. Upper level includes 4 bedrooms; full bath; stairway to attic storage. Full basement with Bilco door. Attached Summer house partially used as unfinished mudroom/storage area. Heat: tankless propane hot water, radiant floor & radiators, on site well and septic.

OUTBUILDINGS: Stone bank barn 42 x 68. Lower level contains single row 8 unit step up milking parlor with attached milkhouse. Attached covered holding area w/covered shoot from freestall barn. Freestall barn 60x120. Loafing barn 60x160. Loft barn 32x50. Implement shed w/open front w/16' wall height. Block storage building. 3 silos (12x40) (18x 75) (16 x72). 2 metal feed bins, 7000 bu. & 4500 bu. Milk parlor and related equip. were installed in 2004 and have been out of use for the past three years. The holding area, freestall barn, loafing barn, equip. shed, & loft barn were constructed between 2002 and 2006. Zoned: Ag/Res, AP Ag Preserve. In clean & green, development rights are not sold off and remain with the farm.

NOTE: A Tremendous opportunity to purchase a Certified Organic highly productive Berks County farm w/ 42 acres of level tillable land surrounding farm buildings.

OPEN HOUSE: To be announced. (1-3 pm.) or anytime by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 12 months, call for details. Glick ,Goodley, Deibler & Fanning LLP.

TERMS BY: James N. and Ida W. Burkholder.

PRIVATE AUCTION DETAILS: Accepting bids. Offers to be submitted to Merle Eberly 484-256-0855 or merle@horningfarmagency.com by Thursday, December 12 @ 11 AM. Call for additional information or for conditions of sale.

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

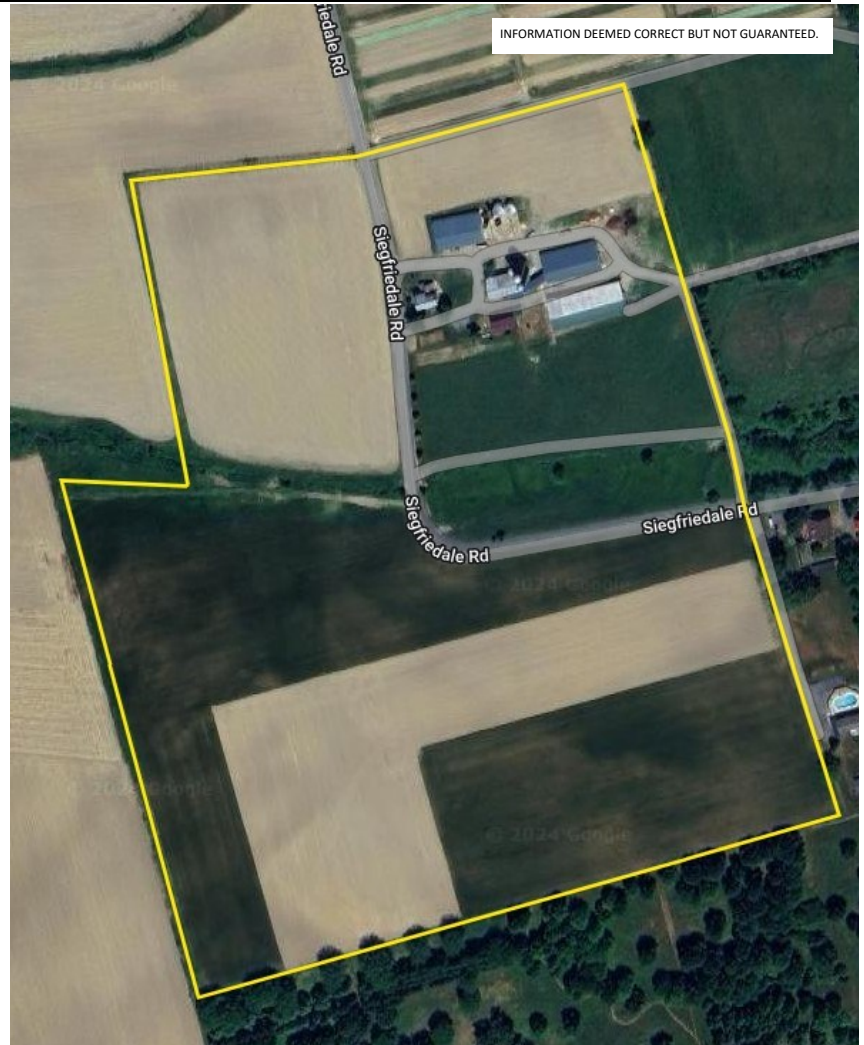
AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: 46.75 Acres	Zoning: AG/Res AP Ag Preserve	Age, Condition: 1880, Average	Attic: Yes
School District: Kutztown Area	Type: Farm House	Flooring: Laminate, Wood, Carpet	Basement: Yes
Township: Maxatawny	Construction: Brick & Vinyl	Bedrooms: 4	Heating: Tankless propane hot water w/radiant floor heat & radiators
County: Berks	Roof: Shingle	Baths: 1.5	Cooling: Ceiling Fans
Taxes: \$6,733 (Enrolled in Clean & Green)	Square Feet: 2,856	Laundry: Yes	Water & Septic: On Site

Room Sizes

Living Rm: 17x19 Laundry: 8x12 Eat-in Kitchen: 18x22 Sitting Rm: 13x13 Misc. Rm: 13x14
 Bedroom: 13x14 Bedroom: 13x14 Bedroom: 12x20 Bedroom: 9x12



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