

PUBLIC AUCTION

72 ACRE STEER FARM

2½ STY. 5 BR BRICK DWL. W/3 CAR GARAGE – BANK BARN W/3 ADDITIONS & STEER FEED LOT – OPERATING COMM. DOG BREEDING KENNEL – TOBACCO SHEDS – SILOS – OUTBLDGS

FARMERSVILLE AREA

MONDAY, AUGUST 17, 2020 AT 1 PM



LOCATION: 145 Fairmount Rd, Ephrata, PA 17522. From Hinkletown, head east on 322, turn right onto Farmersville Rd. for 0.3 miles, right onto Goods Rd. for 1 mile, continue straight onto Fairmount Rd. for 0.4 miles to property on left.

REAL ESTATE: House: 2½ sty. 5 BR brick farmhouse cont. 2,466 SF w/attached 40' x 26' 3-car garage, 1st Floor: Eat-in kit., living rm, family rm, office, half bath, laundry area, & nursery. 2nd Floor: 5 BRs and full bath, full attic, partial bsmt., coal hot water bb heat, 3 onsite wells, onsite septic. **Bank Barn:** 85' x 42' stone & frame bank barn; 1st floor open stables; 2nd floor fully equipped w/tobacco rails, 56' x 19' 1½ sty. addition, 42' x 18' 2 sty. addition, 28' x 24' 2½ sty. addition, 14,000+ SF open concrete steer feeding lot for 140-steer capacity w/82' bunk feeder & 30' 3-sided shed included. 20' x 80' concrete **silos** w/top unloader, 20' x 60' Harvestore silo w/bottom unloader, small Stave silo, 5000-bushel GSI grain bin w/drying fan & stirator, 1000-bushel hopper bottom grain bin. 83' x 28' 6-tiered **tobacco shed** w/rails, 66' x 26' 5-tiered **tobacco shed** w/stripping room & dampening cellar. (2) 14' round corn cribs, 24' x 20' insulated shed, 40' x 17' shed. 160' x 32' **operating commercial dog breeding kennel**.

Land: 72.27 Acres w/approx. 70 tillable acres of good producing crop land. Zoned Ag, farm has not been preserved.

NOTE: Outstanding opportunity to purchase this Earl Twp, Lancaster Co. farm with frontage on E Farmersville & Fairmount Rds.

OPEN HOUSE: Saturday, July 25, August 1 & 8 (1-3 pm.) or anytime by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 60 days of sale. Gardener & Stevens Attorneys.

TERMS BY: Estate of Martin M. Eberly Jr. (Marvin Eberly 717-799-0932 or Richard Burkholder 717-989-3077).

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

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Lot Size/Acres: 72 Acres	Zoning: Agriculture	Age, Condition: 1900, Average	Attic: Full
School District: Elanco	Type: Farm House	Flooring: Vinyl, Carpet, Wood	Basement: Partial
Township: Earl	Construction: Brick	Bedrooms: 5	Heating: Coal Hot Water BB
County: Lancaster	Roof: Shingle	Baths: 1.5	Cooling: No
Taxes: \$5,058 (Enrolled in Clean & Green)	Square Feet: 2,466	Laundry: Yes	Water & Septic: On Site Septic, 3 Wells

Room Sizes

Main Level:	Eat-in Kitchen: 16 x 18	Living Room: 14 x 16	Family Rm: 13 x 18	Office: 8 x 12	
Upper Level:	Bedroom: 14 x 17	Bedroom: 14 x 16	Bedroom: 13 x 13	Bedroom: 12 x 13	Bedroom: 9 x 11



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