

PUBLIC AUCTION

42 ACRE DELONG CHRISTMAS TREE FARM

RANCH DWL.W/FINISHED DAYLIGHT BASEMENT & 2 CAR GARAGE – BANK BARN W/ADDITION & APARTMENT - 60' x 132' EQUIPMENT BUILDING – POND & STREAM & CHRISTMAS TREE EQUIPMENT & TOOLS

GOUGLERSVILLE, MOHNTON, KNAUERS AREA

MONDAY, DECEMBER 28, 2020 AT 10 AM W/R.E @ 11 AM



LOCATION: 776 Gouglersville Rd, Sinking Spring, PA 19608. From Knauers take Rt. 625 N 0.1 mile, slight left onto Gouglersville Rd. for 0.9 mile to property on right.

REAL ESTATE: House: Custom brick ranch house w/finished daylight basement cont. 2,872 SF w/attach. 2-car garage. Main Level: Foyer; Eat-in Kit. w/Rutt cherry cabinetry, refrigerator, glass top electric range & D/W; Living Rm. w/brick FP; Master Bedrm. w/Full Bath; Utility Rm. w/Laundry, Office & Half Bath. Lower Level: (Possible In-law quarters) Foyer; Family Rm. w/brick FP, exposed beams; Library/Kitchenette; 2 Bedrms; Walk-in Closet; Full Bath w/double bowl vanity & glass shower; & Storage Rm. House has a walk-up attic, electric radiant ceiling heat, central a/c, on site well & septic, generator, Nest security system, Anderson windows, solid wood doors, lots of built-in bookshelves, desks & display cabinets throughout. **Bank Barn:** 34' x 43' stone & frame bank barn w/20' x 26' two story addt; 1st floor concrete floor, open storage space; 2nd floor wood plank floor, open storage space. Addition has garage doors on both upper & lower levels. Barn also contains a two story apartment w/2 bedrms., full bath, kitchen & dining rm. w/elec. Baseboard heat. Barn has well & septic. **Stone Spring House:** 12' x 14' and Arch Cellar. **Equipment Building:** 60' x 132' built in 2001, metal siding & roof, built to accommodate a riding arena w/rubber floor, 12 x 60 concrete pad, 16' wall heights, overhead mercury vapor lighting, insulated ceiling, front & rear oversized sliding doors, front & rear man doors, presently being used for storage & tree sales. **Storage Shed:** 8' x 10'. **Land:** 32 acres tillable, remainder in pasture or woods & pond, zoned RR (Rural Residential) and CA (Conservation Agricultural).

NOTE: After 79 years the DeLong family has decided to liquidate their Christmas tree farm. Tremendous opportunity to purchase a working farm including rights to the name and trademarks of the "DeLong Christmas Tree Farm" and many other possibilities! A one-of-a-kind property with amazing views, pond, stream, spring house, arch cellar and much, much more. Make plans now to attend this auction! **OPEN HOUSE:** Saturday, December 5, 12 & 19 (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: DeLong Christmas Tree Farm LLC. Brian R. Ott, Esquire.

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: 42.1 Acres	Zoning: RR and CA	Streams: Small Spring Fed Tributary & Pond	Laundry: Yes
School District: Governor Mifflin	Water/Sewer: On-site	House Age, Condition: 1968, Average	Attic: No
Township: Brecknock	Present Use: Rural residential & light agriculture—Christmas tree farm	Flooring: Vinyl, Carpet, Tile	Basement: Daylight
County: Berks	Road Frontage: 3,400' along both sides of Gouglersville Rd.	Bedrooms: 3	Heating: Electric radiant ceiling
Taxes: \$7,709 (Enrolled in Act 319)		Baths: 2 Full & 1 Half	Cooling: Central Air

Room Sizes

Eat-in Kitchen: 13 x 27 Living Room: 15 x 25 Utility Rm: 12 x 13 Master BR: 14 x 15 Family Rm: 15 x 24 Library/Kitchenette: 9 x 27 Bedroom: 11 x 16 Bedroom: 11 x 14 Walk-in Closet: 11 x 16 Storage Rm: 10 x 11



INFORMATION DEEMED CORRECT BUT NOT GUARANTEED.



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