

**73 Acre Tilden Township, Berks Co. Farm
To Be Offered As 4 Tracts, In Combination Or As An Entirety**



PUBLIC AUCTION



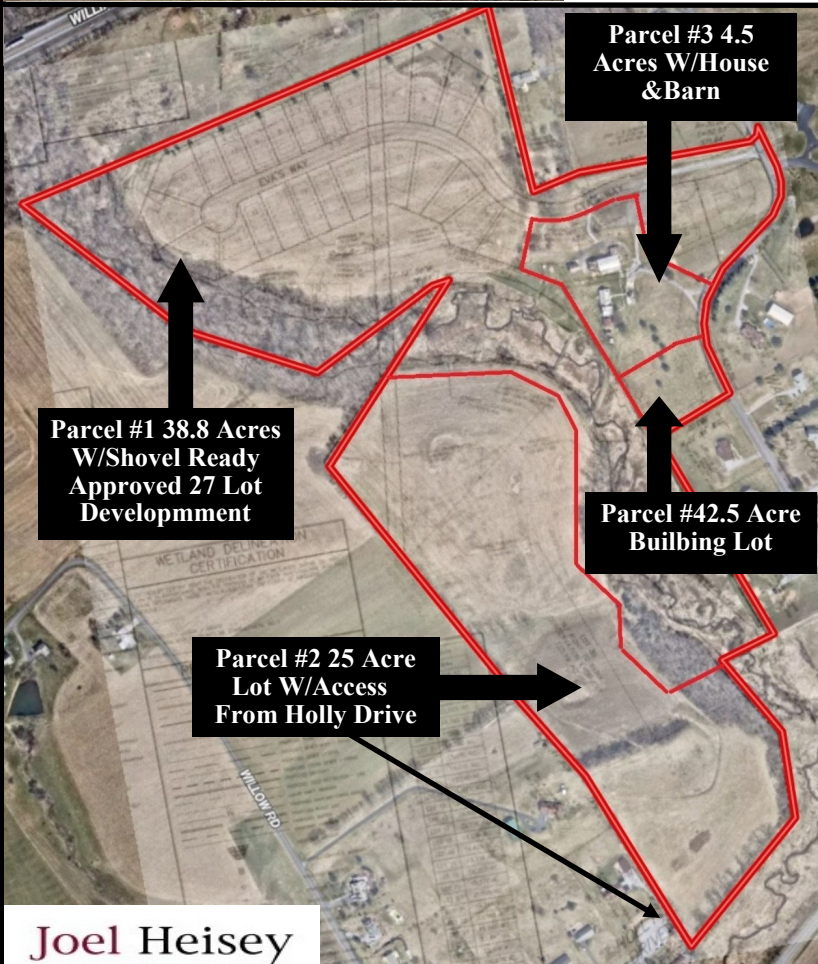
Wed. April 20th 2022 11am

Located: 71 Walnut Rd. Hamburg, PA 19526



Tract #1 Approx. 38.8 Acres
Includes Lots #1-#25, #27 & #29 (Lot #26 & #29 Sold Separately). Walnut Acres HOA has been created, Plans are Finalized and recorded. Shovel Ready! Can Be Kept As Farm If You Would Rather. Combine With Tract #3 And You Would Have A Nice 40 Acre Farmette! The Hard Work Is Done! Great Location For Development.

Tract #2 Approx. 25 Acres
Approx. 25 Acre Conservation Lot.. One Dwelling Permitted. Access From Holly Drive. This 25 Acre Lot Offers Spectacular Views And Could Make Your Dream Home Come True! (On Top Of The World!). Mostly Tillable.



**Parcel #1 38.8 Acres
W/Shovel Ready
Approved 27 Lot
Development**

**Parcel #3 4.5
Acres W/House
& Barn**

Tract #3
4.5 Acres With House & Barn. This Early Stone Farmhouse Has Large New Addition And Original Bank Barn. This Would Make A Great Homestead By Itself Or Could Be Combined With Other Tracts To Make Your Own Size Farm!

**Parcel #4 1.62 Acre
Building Lot**

Tract #4
1.62 Acre Approved Building Lot. This Lot Adjoins Lot #3 And Can Be Sold By Itself Or With Other Combinations.

**Parcel #2 25 Acre
Lot W/Access
From Holly Drive**

We Will Be Offering Each Lot Separately, After Each Is Offered Individually We Will Entertain Combinations Of Your Choice, After which The Entire 73 Acre Farm Will Be Offered Together. We Will Continue The Bidding Process Until The Best Workable Combination Is Determined. This Can Be Sold As a complete 73 Acre Farm & Stay In Ag. Terms: 10% Day Of Sale Balance



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heiseyauctions.com

**Sale For:
Mr. & Mrs Steve Skoloda**

**Auctioneers:
Les Longenecker
PA-002975-L
484-256-1323**

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To Be Offered As 4 Tracts, In Combination Or As An
Entire 73 Acre Farm**

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**Valuable Real Estate With Great Potential!
(Formerly Walnut Acres Golf Course)**

