



20 +/- ACRE BERKS CO. LIMESTONE FARM W/ STREAM, 2 HOUSES, BARN

Richland-Stouchsburg-Newmanstown Area



# PUBLIC AUCTION

Friday, November 3, 2023 at 2:00 PM

SEE MORE INFO & PHOTOS:  
[www.lhauctionsinc.com](http://www.lhauctionsinc.com)



240 SHERIDAN RD; WOMELSDORF, PA 19567



**Directions:** From US-422 head South on Sheridan Rd, Left onto Main St/William Penn Blvd, Right onto Sheridan Rd to Property on Right.

This **20 +/- Acre Farm** on the Corner of Sheridan and William Penn Features a Traditional 2½ Story 3 Bed 1.5 Bath Limestone Farmhouse with Kitchen/Dining Room and Family Room; 2 Bed 1 Bath Cottage Style House w/ Potential for Rental or Airbnb; Bank Barn with Dairy Stalls; Open Front Implement Shed Plus Numerous Other Outbuildings, Harvestore and Concrete Silos. Land Consists of Approx. 10 Acres in Grass Hay with Balance Woodland, Mill Creek (Stocked) and Buildings. Berks County; Marion Township; Conrad Weiser Schools; Taxes \$3,746.

**NOTE:** This farm has a very historic and peaceful setting and is ready to be renovated to the new owner's liking. Has potential for a variety of uses such as a small farm, homestead, etc. Farm is being sold to settle the estate; come prepared to buy!

**OPEN HOUSE:** Saturdays, October 7 & 14, from 1-3 PM, or by appointment. For appointment to see or for help w/ bank financing, call Joel at 717-383-5606.

**TERMS:** 10% Down at Auction, Balance in 45 Days

**LH AUCTIONS INC.**  
PA-AY002453

(717) 383-5606  
**Joel Heisey**  
*Les LONGENECKER*  
(484) 256-1323

*We're SOLD on serving you!*

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Auction For:  
**Elizabeth B. Myer Estate**  
Attorney: Caleb Zimmerman (717) 865-1070  
INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED  
See Reverse Side for More Info →



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