

PUBLIC REAL ESTATE AUCTION

55 Acre Produce & Orchard Farm
4 BR House, Large Bank Barn w/ 1 Acre Pond
Saturday, November 2, 2019 @ 2:00 P.M.

1016 Long Lane Rd., Kutztown, PA 19530- Berks County (Greenwich Twp.)
From Rt 222 at Valentino Restaurant, take Long Lane Rd. W. 4mi. to property on right.



Description: 2 story log and stone house remodeled in 2004 w/ lg. frame addition added, also wrap-around porch; full walk-in basement under porch w/ OH door in new part. Rest cellar w/ can shelves & coal bin. Lge. 15'x22' eat-in-kitchen w/ built-in solid ash cabinets, vinyl floor, lg. 14'x16' living rm, wide plank hardwood catalpia flooring, 14'x14' parlor w/ working stone fireplace, also full bathroom, utility rm & pantry. 4 lg BR's on 2nd flr., one w/ exposed log walls, closet & full bathroom. Good on-site well w/ lg. 15 HP vari-speed pump (3" outlet) for irrigation & good oversized sand mound sewer system. Beautiful, private country setting overlooking 1-acre pond w/ boat dock w diving board; horse shed. **(3) Greenhouses:** 20'x136' plant starter w/ tables; 20'x136' tomato grower; 30'x96' w/ roll-up ridge vent, all have roll-up sides & heaters; 32'x28' insulated shop. **Bank Barn:** 25'x60' w/ stone foundation and attached 38'x68' w/ poured concrete walls & solid I-beam girder floor, open front drive-in basement, concrete floor for packing & storing produce. Attached 25'x30' buggy shed & 38'x38' equip. shed. **Farmland:** 40 Acres tillable including 3.5-acre peach orchard, 1-acre apple trees, 34 Asian Pear Trees all in a prime fruit bearing age of approx. 12 yr. old trees. 1/4 acre asparagus and 12-acre pasture w/ 1-acre pond. Kutztown Area School District. **Annual Taxes: \$4,533.00+/-**

Open Houses: Sat. Oct. 5 & Oct. 26, 1-3 pm. or call Irvin for private showing (610) 894-5151

Terms: \$50,000.00 down payment on the day of auction. Balance due at settlement on or before January 10, 2020. Buyer pays 2% transfer fee.

Attention Realtors: 1% broker participation offer to Realtors who pre-register their buyers and who become successful bidder the day of the auction. Pre-registration forms & pictures available online.

Auctioneers Notes: This is a working, well drained produce farm w/ rich hi-organic matter soil, which has been enriched w/ up to 800 truck loads of mushroom soil in recent yrs. w/ sufficient well water for irrigation. Also, a turnkey operation of up to 1000 pick-your-own customer base for fruit & produce (also including lg. wholesale customer list.) Note: 40 acres adjacent tillable land available to rent.

For more information, pictures & forms go to:

www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

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Auctioneers: Noah Shirk (717) 354-0192 AU#005928

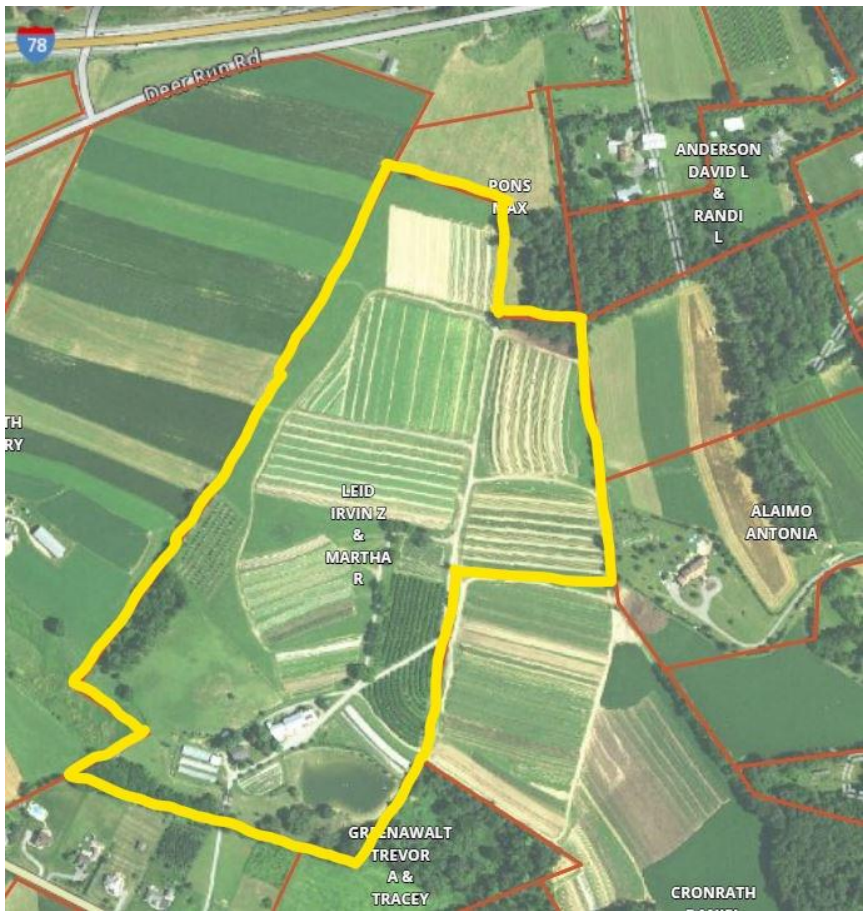
Harold Martin (717) 738-4228 AA#019488

Christ Taylor (717) 371-1915 AU# 005421

Seller: Irvin & Martha Leid

Attorney: Sam Goodley III (610) 998-1000





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