

PUBLIC REAL ESTATE AUCTION

30+/- Acre Farm, 2-Story Sandstone Farmhouse & Bank Barn

Thursday, October 5, 2023 @ 2:00 PM

4550 New Holland Road, Mohnton, PA 19540 - Berks County



Directions: From Blue Ball, take Rt. 23 East to New Holland Road (625) North, go 9 miles to property on the right.

Property Description:

- **Farmhouse:** 30 Acre Gentleman Farm with 2 story, **3,500 sq. ft. Sandstone Farmhouse**, Bank Barn (42x82), large eat-in kitchen, dining room connected to front room w/ a wood fireplace, reading/piano room, study/office w/outside entrance, & large all-season family room w/ 14 windows and a gas fireplace, 6 bedrooms, 3 full baths, a powder room, and a separate laundry room. The back porch is a special place with a wisteria-covered deck/patio that provides constant shade and breeze and looks over open yard, woods, ponds, and hay field. Great for privacy, entertaining, & spotting wildlife, such as wild birds, turkey, and deer. 2 car detached garage (25'8"x27'4"), multiple animal house outbuildings, storage shed, underground root cellar, small pond, a large spring-fed pond stocked with over a hundred catfish and mature koi fish, 25+ Chestnut trees, and 450 mature blueberry bushes.
- **Bank-barn:** 2-story with 5 large overhead doors in upstairs, convenient for larger equipment and feed/hay storage. Lower level of the barn has been upgraded with cement floors, separate stalls, gates, electricity, and a frost-free water system. Barn also comes with a bull pen and chute. The main floor of the barn has a loft and a grain storage room. Lots of fenced pasture. Approximately 19 acres of pasture/tillable acres and 9 wooded acres, remaining acreage in building area.

Auctioneer Notes: The property is truly a gem combining lots of southern exposure in a country farmhouse, animal and hay farming, a pond, and woods with nearby golf courses, Nolde Forest, state park camping and hiking, local farmer's markets, and nearby Adamstown antique markets. Close to Shillington/Reading shopping centers, 15 minutes from Ephrata and only 30 mins. from theater & dining in Lancaster via 222 South. The Shady Maple Smorgasbord is 9 miles south and access to the PA turnpike east or west is 10 minutes away. All information is deemed to be accurate but not guaranteed.

- **Berks County, Brecknock Twp, Governor Mifflin School District, Act 319 "Clean and Green".**
 - **Annual taxes +/- \$8,086 (2022), 30 +/--acres. Tax ID 34-4383-04-74-0231**

Open House Dates

Sat. Sept. 2, 2023 (1PM - 4PM) | Tues. Sept. 5, 2023 (4PM - 7PM) | Sat. Sept. 9, 2023 (1PM - 4PM)

Terms: Down payment of \$100,000 required day of auction. Settlement on or before December 4, 2023. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated.

Attention Realtors: Broker Participation offered to registered Realtors according to the terms and forms available at www.beiler-campbellauctions.com

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