

# PUBLIC AUCTION

## 3 BR FARM HOUSE & HORSE STABLE ON 2.85 ACRES AND ATV, RIDING MOWER, & GENERATOR

ROBESONIA AREA

FRIDAY, SEPTEMBER 21, 2018 @ 5 PM



**LOCATION:** 985 Hill Rd., Robesonia, PA 19551. From Robesonia take 422 W, left onto S. Church St. (turns into Furnace St.) for 1.8 miles, turn right onto Hill Rd. to property on right.

**REAL ESTATE: HOUSE:** Vinyl w/shingle roof containing approx. 1,538 sq.ft. Main Level: Eat-in kitchen w/ refrigerator, dishwasher & electric range; den or office; living room; and full bath. Second Floor: 3 bedrooms; and full bath w/washer & dryer. House has walk-up attic; basement with outside exit; and 450 sq.ft. covered wrap porch. The original 1850's circa house, attached to main house, provides additional living space w/walk-in fireplace & woodstove, rustic wood walls, exposed beams, 1/2 bath & upper level storage. Oil hot air heat, electric heaters, wood stove, 2 window air conditioning units; on site well and septic. **OUTBUILDINGS:** 16 x 36 barn w/water, electric, 1 horse stall, open/tack area; 10 x 15 garden shed w/electric, overhead garage door & outside hydrant. **LAND:** 2.85 acres, mostly open, garden area, rock edged perennial beds, shade trees, and stone driveway and parking.

**PERSONAL PROPERTY:** 2004 Honda Foreman ATV 4x4 w/elec. shift, winch system w/moose plow, 539 hrs; Husqvarna YTH24V48 Riding Mower w/48" deck, 230 hrs; 7500 watt Westinghouse Generator, 259 hours.

**NOTE:** This beautiful, well maintained property emanates peace and tranquility with a homestead appeal. The house has a maintenance free exterior and is conveniently located within minutes of major conveniences.

**OPEN HOUSE:** Saturday, September 1, 8 & 15 (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: David E. McQuate. Kling & Deibler Attorneys.

Merle Eberly  
Alvin Horning, C Ivan Stoltzfus CAI  
Horning Farm Agency, Inc. AY002091



[HorningFarmAgency.com](http://HorningFarmAgency.com)  
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS





Lot Size/Acres: **2.85 Acres**  
 School District: **Conrad Weiser Area**  
 Township: **Heidelberg**  
 County: **Berks**  
 Taxes: **\$5,470**  
 Zoning: **RC**

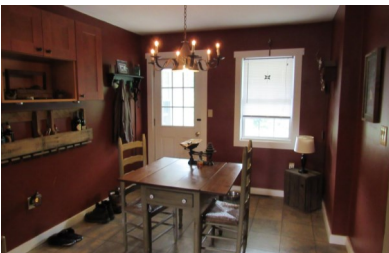
Type: **Farm**  
 Construction: **Frame**  
 Roof: **Shingle**  
 Square Feet: **1,538**  
 Age, Condition: **1850 Circa**  
 Flooring: **Vinyl, Laminate, Carpet**

Bedrooms: **3**  
 Baths: **2.5**  
 Laundry: **Yes**  
 Attic: **Yes**  
 Basement: **Yes w/OE**  
 Fireplace: **Yes**

Heating: **Oil, Electric**  
 Cooling: **Window AC Units**  
 Water: **Well**  
 Sewer: **On Site**

### Room Sizes

Kitchen: **10 x 25** Living Room: **12 x 16** Den/Office: **8 x 12** Full Bath: **6 x 9** Original House Main Room: **11 x 20** Half Bath: **5 x 7**  
 Upper Level: Bedroom: **12 x 15** Bedroom: **10 x 13** Bedroom: **9 x 15** Full Bath/Laundry: **10 x 11**



Information deemed correct but not guaranteed.

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