

# PRIVATE AUCTION

## 46.75 ACRE CERTIFIED ORGANIC FARM

2 STORY 4 BR BRICK HOUSE – BANK BARN - FREESTALL BARN—  
LOAFING BARN –LOFT BARN –EQUIPMENT SHED

**KUTZTOWN AREA**

**OFFERS TO BE SUBMITTED BY**

**THURSDAY, DECEMBER 12, 2024 @ 11:00 AM**



**LOCATION:** 411 Siegfriedale Rd., Kutztown, PA 19530. Maxatawny Twp., Berks County.

**REAL ESTATE:** 46.75 acre farm w/2 sty. Brick & vinyl farmhouse w/2,856 SF of living area. Main level includes an eat-in kitchen w/ propane stove, walk-in fireplace w/propane stove and dining area; living room w/vaulted ceiling; sitting room w/fireplace; misc. room; laundry room; and open hallway with stairway to upper level. Upper level includes 4 bedrooms; full bath; stairway to attic storage. Full basement with Bilco door. Attached Summer house partially used as unfinished mudroom/storage area. Heat: tankless propane hot water, radiant floor & radiators, on site well and septic.

**OUTBUILDINGS:** Stone bank barn 42 x 68. Lower level contains single row 8 unit step up milking parlor with attached milkhouse. Attached covered holding area w/covered shoot from freestall barn. Freestall barn 60x120. Loafing barn 60x160. Loft barn 32x50. Implement shed w/open front w/16' wall height. Block storage building. 3 silos (12x40) (18x 75) (16 x72). 2 metal feed bins, 7000 bu. & 4500 bu. Milk parlor and related equip. were installed in 2004 and have been out of use for the past three years. The holding area, freestall barn, loafing barn, equip. shed, & loft barn were constructed between 2002 and 2006. Zoned: Ag/Res, AP Ag Preserve. In clean & green, development rights are not sold off and remain with the farm.

**NOTE:** A Tremendous opportunity to purchase a Certified Organic highly productive Berks County farm w/ 42 acres of level tillable land surrounding farm buildings.

**OPEN HOUSE:** Saturday, November 23 & 30 (1-3 pm.) or anytime by apt. call 610-286-5183.

**TERMS:** 10% down day of sale; settlement within 12 months, call for details. Glick ,Goodley, Deibler & Fanning LLP.

**TERMS BY:** James N. and Ida W. Burkholder.

**PRIVATE AUCTION DETAILS:** Accepting bids. Offers to be submitted to Merle Eberly 484-256-0855 or merle@horningfarmagency.com by Thursday, December 12 @ 11 AM. Call for additional information or for conditions of sale.

**SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE**

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



**HorningFarmAgency.com**  
**610-286-5183**

**AUCTIONEERS - REALTORS - APPRAISERS**





<b>Lot Size/Acres:</b> 46.75 Acres	<b>Zoning:</b> AG/Res AP Ag Preserve	<b>Age, Condition:</b> 1880, Average	<b>Attic:</b> Yes
<b>School District:</b> Kutztown Area	<b>Type:</b> Farm House	<b>Flooring:</b> Laminate, Wood, Carpet	<b>Basement:</b> Yes
<b>Township:</b> Maxatawny	<b>Construction:</b> Brick & Vinyl	<b>Bedrooms:</b> 4	<b>Heating:</b> Tankless propane hot water w/radiant floor heat & radiators
<b>County:</b> Berks	<b>Roof:</b> Shingle	<b>Baths:</b> 1.5	<b>Cooling:</b> Ceiling Fans
<b>Taxes:</b> \$6,733 (Enrolled in Clean & Green)	<b>Square Feet:</b> 2,856	<b>Laundry:</b> Yes	<b>Water &amp; Septic:</b> On Site

Room Sizes

Living Rm: 17x19    Laundry: 8x12    Eat-in Kitchen: 18x22    Sitting Rm: 13x13    Misc. Rm: 13x14  
 Bedroom: 13x14    Bedroom: 13x14    Bedroom: 12x20    Bedroom: 9x12



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