

PUBLIC AUCTION

23 ACRE FARMETTE W/STREAM

2 STORY 4 BR LOG HOUSE AND SPRING HOUSE – BANK BARN -
OUTBUILDINGS - UTV -VEHICLES - HORSE EQUIPMENT-
ANTIQUES & CONTENTS

MOHRSVILLE AREA

SATURDAY, DECEMBER 21, 2024 @ 9 AM w/REAL ESTATE @ 12 PM



LOCATION: 720 Indian Trail Rd., Mohrsville, PA 19541, Centre Twp., Berks County.

REAL ESTATE: 23 acre farm w/2 sty. siding covered log farmhouse containing 1,564 SF of living area. Main level includes an eat in kitchen; living room; full bath/laundry room; and enclosed porch. Upper level includes 4 bedrooms; full bath; stairway to attic storage. Cellar access from exterior, oil hot water radiator heat, on site well and septic. OUTBUILDINGS: 24 x 50 stone & frame bank barn w/3 stalls & tack room; 15 x 15 log spring house w/porch; 13 x 24 two-story cottage; 12 x 24 storage shed; and 12 x 16 storage shed. Zoned: AP Ag Preserve. LAND: Approximately 10 acres of tillable land and 4 acres wooded encompassed by high tensile fencing w/creek running through the middle.

NOTE: This scenic farmette is a hobby farmer's or homesteader's paradise! Quiet and peaceful, surrounded by gorgeous views of farmland and mountains it is the perfect place for animals with a stream running right through the middle of almost 4 acres of fenced woodland. The property also offers 10 acres of tillable land for growing crops while the woods provides abundant wildlife. The buildings are in need of repair, offering opportunity for renovations.

OPEN HOUSE: Saturday, November 30 & December 7 & 14 (1-3 pm.) or anytime by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Attorney Richard Geschwindt.

TERMS BY: The Estate of Donna Silk

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



Lot Size/Acres: 23 Acres	Zoning: AP Ag Preserve	Age, Condition: 1850, Average	Attic: Yes
School District: Schuylkill Valley	Type: Farm House	Flooring: Vinyl, Wood, Carpet	Basement: Yes
Township: Centre	Construction: Log	Bedrooms: 4	Heating: Oil Hot Water Radiator
County: Berks	Roof: Shingle & Metal	Baths: 2	Cooling: Ceiling Fans
Taxes: \$3,425	Square Feet: 1,564	Laundry: Yes	Water & Septic: On Site

Room Sizes

Living Rm: 15 x 18 Eat-in Kitchen: 13 x 15 Laundry: 8 x 21 Enclosed Porch: 9 x 12
 Bedroom: 10 x 14 Bedroom: 10 x 12 Bedroom: 15 x 16 Bedroom: 10 x 12



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