

# PUBLIC AUCTION

**32.88 ACRE FARM W/STREAM ZONED AG AND 28.07 ACRE  
PARCEL ZONED AG AND MED DENSITY RESIDENTIAL**

**3 STORY 7 BR BRICK HOUSE AND SMOKE HOUSE – BANK BARN -  
AND OUTBUILDINGS**

**HAMBURG AREA**

**THURSDAY, APRIL 17, 2025 @ 3 PM**



**LOCATION:** 801 Windsor Castle Road, Hamburg, PA 19526, Windsor Twp./Hamburg Boro, Berks Co.

**REAL ESTATE:** **32.88 ACRE FARM** w/3 sty. brick farmhouse containing approx. 2,400 SF of living area. Ground level includes an eat in kitchen/living room and utility room. Main level has a foyer, 3 bedrooms and a full bath. Third level includes another kitchen, 4 bedrooms, and a full bath. The home has a full attic, 9' ceilings, a covered front porch, coal fired hot air furnace and on site well and septic. **OUTBUILDINGS:** 62 x 60 stone & frame bank barn w/addition & attached 21 x 80 chicken house; 23 x 30 two-story former milkhouse w/water & electric & attached 34 x 20 garage; 10 x 15 brick smokehouse. **LAND:** Approximately 24 acres of tillable land with approx. 1935' road frontage. **28.07 ACRES OPEN LAND** in Windsor Township and Hamburg Boro with approx. 20 acres tillable ground and 1,300' road frontage, zoned Ag and Medium Density Residential, with subdivision possibilities

**NOTE:** This quiet and peaceful farm has been in the Merkel family since the mid 1800's and this is the first opportunity for purchase. The farm offers plenty of opportunity, zoned agricultural, bordering Hamburg Boro and within minutes of downtown Hamburg with easy access to Rts. 61, 78 and Old Rt. 22. This farm and land is in Clean and Green but not in Ag Preservation. The buildings are in need of repair, offering opportunity for renovations.

**OPEN HOUSE:** Saturday, March 29, April 5 & 12 (1-3 pm.) or by apt. call 610-286-5183.

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Glick, Goodley, Deibler & Fanning, LLP.

**TERMS BY:** The Merkel Brothers.

**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: <b>FARM: 32.88 Acres</b> <b>LAND: 28.07 Acres</b>	Taxes: <b>FARM: \$5,075</b> <b>LAND: \$395</b>	Construction: <b>Brick</b> Roof: <b>Metal</b>	Baths: <b>2</b> Attic: <b>Yes</b>
School District: <b>Hamburg Area</b>	Zoning: <b>FARM: AG</b> <b>LAND: AG &amp; MDR</b>	Square Feet: <b>Approx. 2,400</b>	Heating: <b>Coal Fired Hot Air</b>
Township: <b>Windsor/Hamburg Boro</b>	County: <b>Berks</b>	Age, Condition: <b>1850, Average</b>	Cooling: <b>None</b>
Type: <b>Farm House</b>		Bedrooms: <b>7</b>	Water & Septic: <b>On Site</b>

Room Sizes

Ground Level Kitchen/Living Rm: **12 x 28** Bedroom: **12 x 13** Bedroom: **13 x 13** Bedroom: **13 x 13** Foyer: **9 x 12**  
 Third Level Kitchen: **10 x 13** Bedroom: **10 x 13** Bedroom: **9 x 13** Bedroom: **9 x 12** Bedroom: **10 x 13**



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