

# PUBLIC AUCTION

**5 BR STONE FARM HOUSE & BANK BARN w/  
ATTACHED 3 CAR GARAGE ON 10.01 ACRES**

**PHOENIXVILLE AREA**

**THURSDAY, SEPTEMBER 30, 2021 @ 4 PM**



**LOCATION:** 1080 Collegeville Rd, Phoenixville, PA 19460.

**REAL ESTATE:** Farm house and bank barn on 10.01 acres in prime location. **House:** 1840's circa stone & vinyl sided farm house w/2,482 sq. ft. consisting of an eat-in kitchen w/vinyl plank flooring, electric range, dishwasher, microwave & refrigerator; breakfast nook; dining room; family room w/hardwood floor & fireplace w/electric insert; living room; laundry room w/washer & dryer & full bath on the main floor. The second floor has 3 bedrooms (2 w/hardwood floors) and a full bath and the third floor has 2 bedrooms. The home has a full basement, oil hot water heat, on site well and septic. **Barn:** 46' x 36' Frame bank barn w/attached 25' x 36' three car garage. The property also contains a 7' x 9' potting shed and a stone root cellar.

**NOTE:** This property has been well maintained and sets back a long paved driveway w/plenty of parking areas and mature shade trees. It is in a prime location along Rt. 29 less than 1 mile from Rt. 422 and less than 2 miles from Phoenixville. The house is currently being rented for \$1,000/month with potential for more. This property is partially open space and partially deed restricted against further development. The land is mostly flat with the majority being tillable.

**OPEN HOUSE:** Saturday, September 18 & 25 (1-3 pm.) or by apt. call 610-286-5183.

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Terms by: Estate of James L. and Delores J. Pierson. Kling & Deibler Attorneys.

*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: **10.01 Acres**  
 School District: **Spring-Ford Area**  
 Township: **Upper Providence**  
 County: **Montgomery**  
 Taxes: **\$4,010**  
 Zoning: **Open Space Residential**  
 Type: **Farm House**

House: **Stone**  
 Roof: **Shingle**  
 Square Feet: **2,482**  
 Condition: **Good**  
 Flooring: **Carpet, Vinyl, Hardwood**  
 Bedrooms: **5**  
 Baths: **2 Full**

Laundry: **Yes**  
 Basement: **Yes**  
 Fireplace: **Yes**  
 Heating: **Oil Hot Water**  
 Cooling: **Ceiling Fans**

Appliances: **Electric Range, Dishwasher, Microwave, Refrigerator, Washer & Dryer**  
 Water: **On Site**  
 Sewer: **Septic**  
 Outbuildings: **Bank Barn & Attached 3 Car Garage**



Information deemed correct but not guaranteed.



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