

PUBLIC AUCTION

87 ACRE HORSE & LIVESTOCK FARM

87 AC. W/2½ STY. 4 BR BRICK DWL. - 9 PASTURES - 11 TURNOUT PADDOCKS - BANK BARN - STALL BARNs w/82 STALLS - STATE-OF-THE-ART INDOOR RIDING ARENA - COTTAGE & MORE

MOHRSVILLE AREA

THURSDAY, MAY 26, 2022 @ 5 PM



LOCATION: 1671 Tilden Rd., Mohrsville, PA 19541.

REAL ESTATE: 87 acre state-of-the-art horse farm with a 4 BR 3 bath house and numerous equestrian facilities and outbuildings. This well maintained Berks county farm was the leading breeder of thoroughbred horses in PA and National champion show horses. This farm was specifically designed with all the amenities built in for an equestrian's paradise from rubber matted stalls to automatic waterers, a professional indoor riding arena, WIFI throughout, 46 cameras between stalls & stables, and wain ways in between pastures, with large driveway around buildings and loading chute for easy maneuverability . The 2,800 SF house has 4 BR and 3 baths, a kitchen, dining room, living room, sitting room w/brick walk-in FP w/stove and hardwood floor; and a wrap-around deck with a hot tub, serviced by electric heat, C/A, and an onsite well and septic, second well for barns & pastures. From the house leads a path up to two (38x168) horse barns connected by a 70 x 88 covered area with a total of 51 (12x12) rubber matted stalls with automatic waterers, cameras, 2 tack rooms, wash stalls and upper level hay storage; 80x156 professional indoor riding arena with 3 wash/grooming stalls, an attached viewing room w/a 9-saddle closet rack, heated kitchen, bathroom and 2 bedrooms above; 42x42 breeding barn w/lab and attached 24x42 equipment shed; 32x60 10-stall horse barn; 42x42 6-stall block barn suitable for stallions w/13x13 stalls; (40x80) 2½ story 1840 bank barn with 5 foaling stalls w/cameras & heaters and upper level storage; and a 16x26 cottage. Other features include (2) 9-ton and (1) 3-ton electric feed bin augers, (9) four rail Centaur vinyl fenced pastures (one across Tilden Rd) with automatic waterers and run in sheds, riding trails throughout the property and a stream w/bridge running through the meadow. This farm was made to meet all the needs of breeding, raising, and training horses and was very well maintained by the owners who have now moved to Kentucky and are motivated to sell!! Do NOT miss this once-in-a-lifetime income producing opportunity!!

OPEN HOUSE: Saturday, May 7, 14 & 21 (1-3 pm.) or anytime by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Kling & Deibler Attys. **TERMS BY:** Glenn E. & Rebecca R. Brok

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

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Lot Size/Acres: **87 Acres**
 School District: **Schuylkill County**
 Township: **Centre**
 County: **Berks**
 Taxes: **\$11,371**

Zoning: **Effective Agricultural Preservation District (AP)**
 Horse Barns: **38 x 168 (x2), 32 x 60 and 42 x 42**
 Covered Lead Training Circle
 Total Stalls: **82 Horse Stalls, 5 Foaling Stalls**

Indoor Riding Arena: **80 x 156 w/3 wash stalls, a 9-saddle closet rack, an attached heated kitchen, bathroom and 2 bedrooms above**
 Breeding Barn: **42 x 42 w/lab**
 Bank Barn: **40 x 80**
 Equipment Shed: **24 x 42**

Efficiency Apartment: **16 x 26**
 Electric Feed Bin Augers: **(2) 9 ton & (1) 3 ton**
 Fenced Pastures: **9**
 Turnout Paddocks: **11**



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This 1850's 2½ sty. 4 BR brick farmhouse containing 2,804 SF. features a large eat-in kitchen (14 x 17) w/a glass top electric range, stainless steel dishwasher, microwave, tiled backsplash & floor, 2 ceiling fans; dining room (12 x 12); living room (15 x 19)w/gas fireplace and glass door to patio; sitting room (11 x 15)w/stone wall & walk-in fireplace w/stove and hardwood floor; full bath (6 x 7) with tile floor on the main level. The upper level contains the master bedroom suite (19 x 24) w/large master bathroom (13 x 15)w/access to a wrap deck w/hot tub; 3 more bedrooms and another full bath with tile floor. The home has a walk-up attic, full basement w/outside exit, electric heat, C/A, and an onsite well and septic. The home has a tin roof, was built in 1850 w/updated remodeling and is in good condition.



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