

PUBLIC AUCTION

**7.19 ACRE FARMETTE W/CREEK, 3 BR HOUSE,
BARN & OUTBUILDINGS**

**NORTHAMPTON AREA
WEDNESDAY, NOVEMBER 16, 2022 AT 4 PM**



LOCATION: 7720 Seemsville Rd, Northampton, PA 18067. From Northampton, take 329 E for 2.2 miles, left onto Seemsville Rd for 1.1 miles to the destination on right.

REAL ESTATE: 3 BR 1 bath 2 story stone farmhouse w/18" windowsills throughout consisting of 1,904 SF, serviced by 200-amp elec., oil hot water heat w/2 oil tanks, elec. water heater, onsite well & septic. Home consists of a Quaker Made kitchen w/an elec. range, DW, refrigerator, cabinets w/spice racks and tongue & groove ceiling; dining room; family room w/random width HW floors, living room, 3 BRs, full bath, full attic & unfinished basement.

Outbuildings: 3 car block & frame garage (29x36); 2 sty. L-shaped bank barn (28x26 & 64x40) w/10 horse stalls; 2 grain silos; various chicken coops & sheds. **Land:** 7.19 acres of land, partially tillable w/fenced rolling pastures a stream running through property & a large stone parking lot.

NOTE: With over 7 acres this property offers many possibilities! House and buildings are in need of repair and TLC providing an excellent opportunity to renovate!

OPEN HOUSE: Saturday, October 22, 29 and November 5 (1-3 pm.) or anytime by apt. call 610-286-5183.

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

TERMS BY: Charles R & Sally A Fink

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: **7.19 Acres**
 School District: **Northampton Area**
 Township: **East Allen**
 County: **Northampton**
 Taxes: **\$5,658**

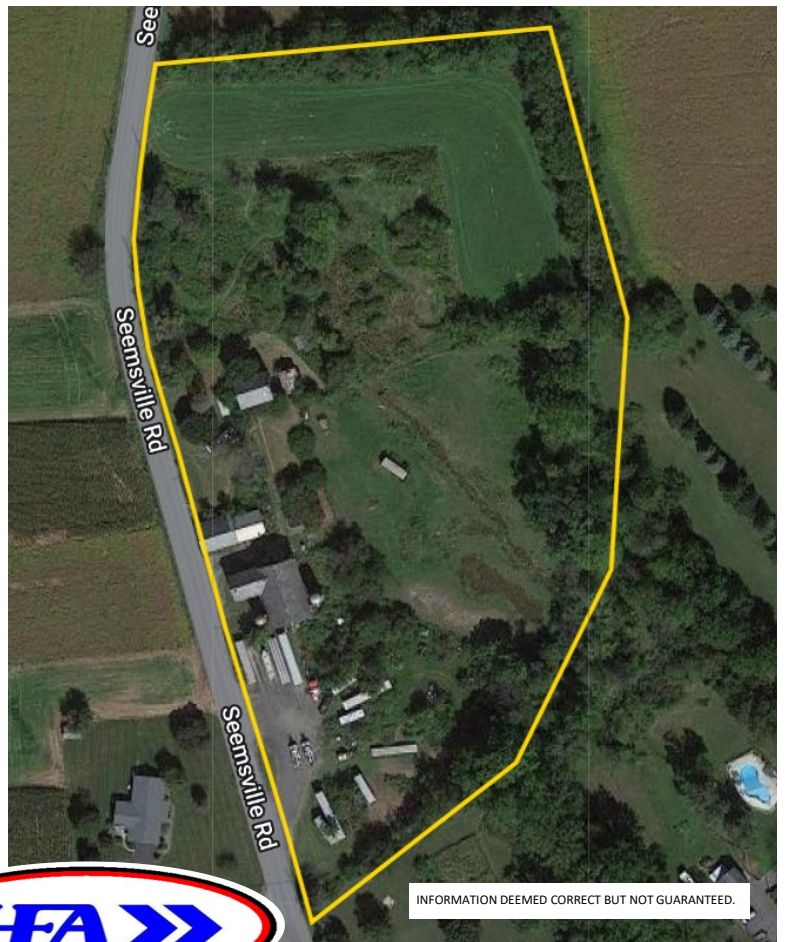
Zoning: **AG/RR**
 Type: **Farm House**
 Construction: **Stone**
 Roof: **Shingle**
 Square Feet: **1,904**

Age: **1900's circa**
 Flooring: **Hardwood**
 Bedrooms: **3**
 Baths: **1**
 Laundry: **Yes**

Attic: **Full**
 Basement: **Yes w/outside exit**
 Heating: **Oil Hot Water**
 Water & Septic: **On Site**

Room Sizes

Eat-in Kitchen: **12x14** Dining Room: **12x15** Living Rm: **11x17** Family Room: **13x15**
 Bedroom: **11x15** Bedroom: **11x17** Bedroom: **11x15**



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