

PUBLIC AUCTION

106.6 ACRE FARM

**2½ STY. 2 UNIT STONE HOUSE – STONE BANK BARN/FEED LOT
– 2 EQUIPMENT SHEDS – 2 CAR GARAGE – 2 SILOS – OUT BLDGS-
FARM EQUIPMENT (sold immediately after real estate)**

**YELLOW HOUSE / DOUGLASSVILLE AREA
SATURDAY, FEBRUARY 18, 2023 AT 1 PM**



LOCATION: 91 Worman Rd., Douglassville, PA. 19518, Amity Twp., Berks Co.

REAL ESTATE: **House:** 2½ sty. 2 unit 5 BR stone farmhouse cont. 3,448 SF. Unit 1: Eat-in kit. w/ss DW, elec. range, microwave, refrigerator, dining rm, living rm w/stone FP, laundry/powder rm, & enclosed porch, 2nd Floor 3 BRs and full bath, attic, bsmt. Unit 2: Eat-in kit., 2nd floor living rm, BR and bath w/Jacuzzi sunken tub & loft BR. Both units have propane central heat & air, onsite well & septic. The entire first floor of unit 1 and entirety of unit 2 has been newly renovated to gorgeous farmhouse décor. Unit 2 is currently being used for Airbnb. **2 Sty Summer House w/deck:** 19' x 22 (elec. & water), **Bank Barn:** 85' x 50' stone & frame bank barn w/ 50' x 112' feedlot addt., 150 steer capacity; **Silos:** 14' x 50' concrete, 14' x 50' Cropstore, hard surface stoned area for ag bags; **Open front Equip. Sheds:** 40' x 112' & 40' x 64'; **2 car Garage/Shop:** 28' x 33.

NOTE: This is a rare opportunity to purchase a high producing level to gently rolling Berks County farm with 100 tillable acres, road frontage on Worman, Levengood, and Fancy Hill Roads. Farm is enrolled in Berks Co. Ag Preservation, Clean and Green. Zoned RC. Taxes \$7,310. Buyer will have access to the fields immediately following auction.

OPEN HOUSE: Saturday, January 28, February 4 & 11 (1-3 pm.) or anytime by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement by April 14th. Kling, Deibler & Glick Attnys.

TERMS BY: Irvin & Verna Ringler (Irvin-610-589-4760). Equipment -(Ronald -717-314-8715)

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

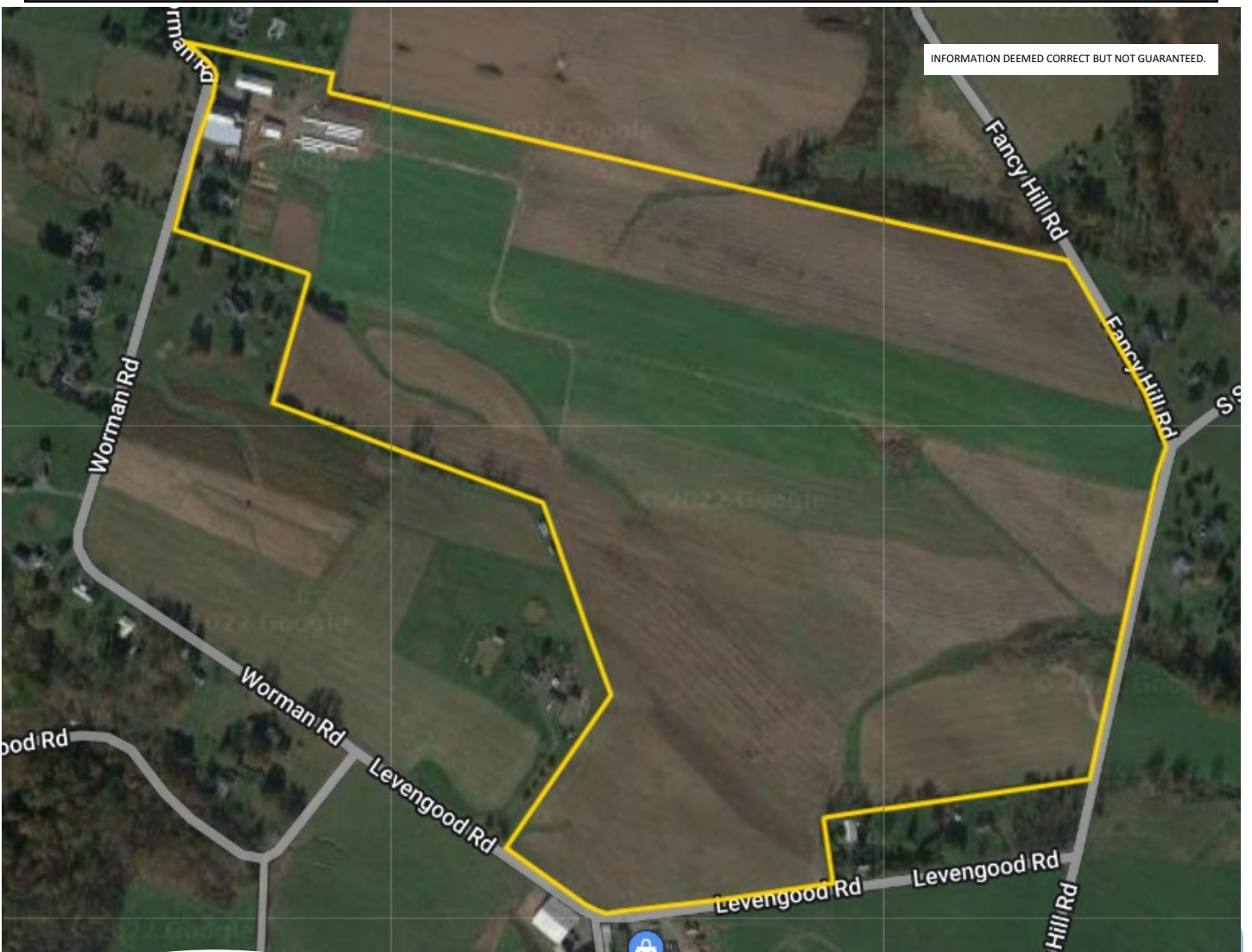
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Lot Size/Acres: 106.6 Acres	Zoning: RC	Age, Condition: 1792, Average	Attic: Full
School District: Daniel Boone Area	Type: Double Farm House	Flooring: Vinyl, Carpet, Wood	Basement: Full w/OE
Township: Amity	Construction: Stone	Bedrooms: 5	Heating: Propane
County: Berks	Roof: Shingle	Baths: 2	Cooling: Central Air
Taxes: \$7,310 (Enrolled in Clean & Green)	Square Feet: 3,448	Laundry: Yes	Water & Septic: On Site

Room Sizes

Main Level: Eat-in Kitchen: 16 x 18 Living Room: 14 x 16 Family Rm: 13 x 18 Office: 8 x 12
 Upper Level: Bedroom: 14 x 17 Bedroom: 14 x 16 Bedroom: 13 x 13 Bedroom: 12 x 13 Bedroom: 9 x 11



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