

BEING OFFERED FOR SALE—TWO CHESTER COUNTY FARM PROPERTIES

FARM # 1 ~ 151 Kolb Road, Spring City, PA 19475
42 Acre Working Dairy Farm & Retail Store

\$1,750,000



Farm #2 ~ 851 Bethel Road, Spring City, PA 19475
100 Total Acres, 68 Tillable, 11 Acres Fenced Pasture

\$2,155,000



Get to know who we are



Kolb's Farm Store

Milk Fresh from the farm since 1975!

151 Kolb Road, Spring City, PA 19475 610 - 495-7841

Kolb's Farm Store first opened its doors to the public in November of 1975. It was a bit smaller than it is now, concentrating on farm fresh milk produced on the farm, drinks, bread, snacks and hand dipped ICE CREAM! Roy and Alice Kolb managed things with all the family helping out in various ways around the store and farm. As the children grew and married, some moved away, some brought their spouses into the business, then grandchildren were added to the mix... through the years different ones have taken turns managing and working at different jobs! With a large family there is always a labor force to draw on!!! Now with the addition of many new neighbors the store has become even busier! Still processing and selling the MILK and CHOCOLATE MILK our cows produce here on the farm – we also offer: Fresh Baked Goods / Our own Beef / Deli Meats & Cheeses / Frozen handmade Pasta / Ice Cream, packaged & dipped! / Deli Salads / Frozen Dinner Items / Bulk Packaged Candies, etc.

Welcome to Kolb's Farm Store - a family owned and operated Dairy farm and retail store in Chester County PA since 1975. We are preserving our farm by serving the community around us with top quality locally grown food products...

... we want our customers to know what farming is all about – we invite you to see what's going on around the farm and ask questions. The best way to insure your future food security is to understand where your food comes from and how it gets to your table!

KNOW WHERE YOUR FOOD COMES FROM! - OUR PASTURE RAISED BEEF is raised in a stress-free environment with access to grass pastures and open barns to hang out as they choose! Being in an environment where grasses aren't always growing well, they also have daily access to our own crops of hay and silage put away during the summer months. We do not use growth hormones or antibiotics so their growing to adulthood takes a bit more time - but we think it's worth it to have a quality, safe product to feed our family and yours! All harvested at a humane certified USDA butcher, each cut is vacuum sealed and quick-frozen to protect it in your freezer and keep its fresh flavor.

Did you know we offer Wholesale sales & Delivery to businesses throughout our area? Many restaurants have found the benefit of using our fresh whole milk, chemical-free Half & Half, and 40% butterfat Heavy Cream! We sell Whole milk, Low-fat Milk, Fat-free Milk, Chocolate Milk (yum!), Half & Half, Heavy Cream... also our own Iced Tea and Lemonade! We process milk every Monday & Thursday, and deliver fresh product every Tuesday & Friday! If you'd like more information regarding delivery to your business, contact us and we'll send you a price list... contact@kolbsfarmstore.com or call 610-495-7841

This is our 45th year of producing top quality dairy products for the public!

Excellent Business Opportunity!

FARM # 1 ~ \$1,750,000

Working Dairy Farm & Retail Store in Chester County, PA

151 Kolb Road, Spring City, PA 19475



Property Details

- 42 acres, approximate 20 acres tillable and 9 acres of fenced pasture,
- Free Standing Barn & Milking Parlor, 1,400 sq. ft. Retail Store space with fully functioning milk processing plant—produce your milk onsite or bring you milk to the Market!
- Hay & grain storage onsite for handling up to 140 cows, large Bank Barn is currently still being used
- Main dwelling is a 2 Story Stone Farm House with 3 bedrooms overlooking the farms private pond
- Single family manufactured home is also situated on the property
- 37 miles from downtown Philadelphia, PA
- 3 miles from Philadelphia Premium Outlets, Pottstown, PA
- Zoned Agriculture— R1 & R2 District; full development right remains intact
- East Coventry Township

Peaceful country setting situated within 10 minutes of 50,000 plus mouths to feed!

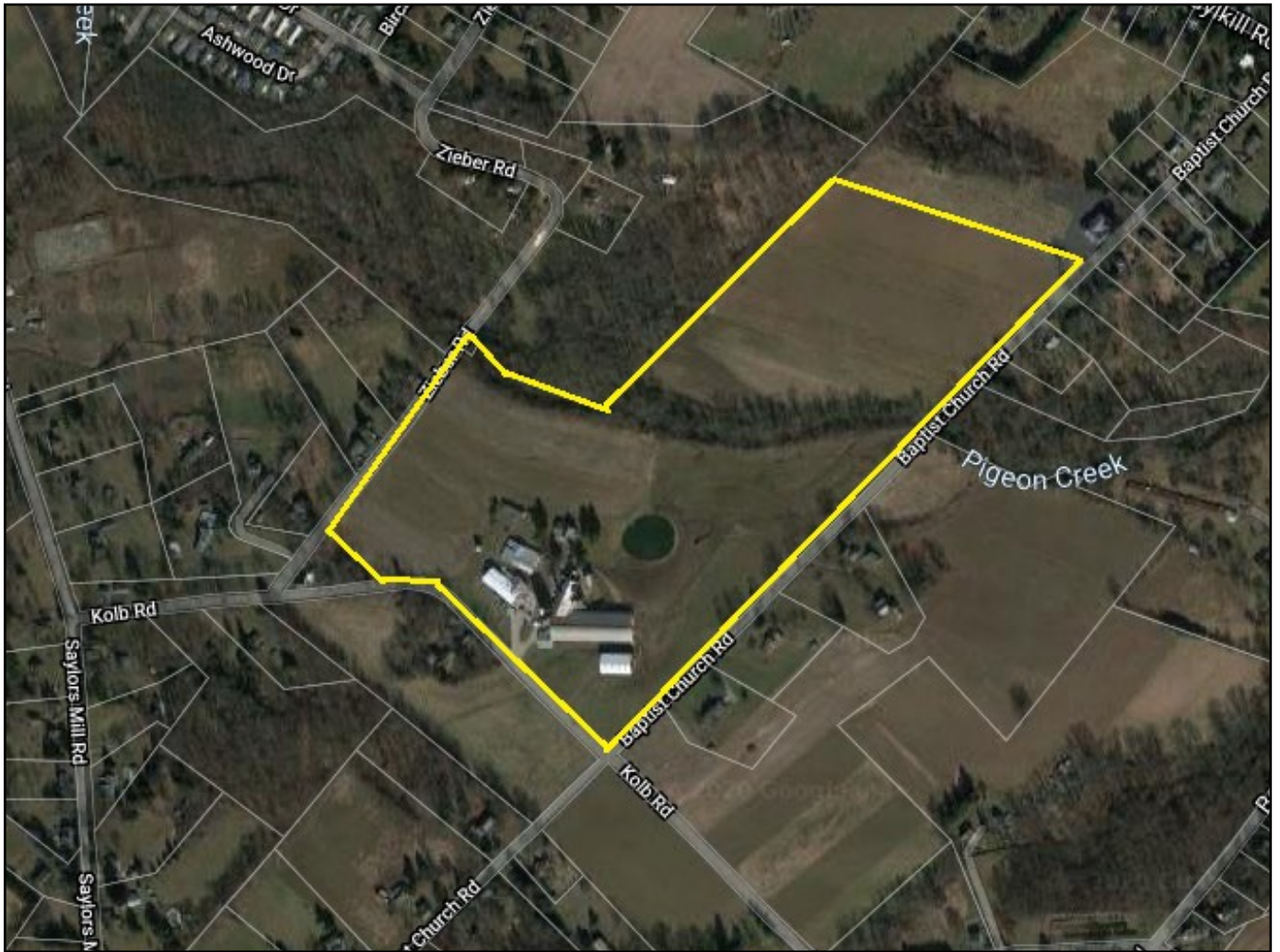


Continued Property Details

Farm # 1 ~ 151 Kolb Road, Spring City, PA 19475

- Frontage - 925 ft. on Kolb Road, 2,169 ft. on Baptist Church Road, 690 ft. on Zieber Road
- 43 acres, approximate 28 acres tillable and 9 acres of fenced pasture
- 22,420 sq. ft. Free Stall Barn - Built to handle 140 head, currently milking 80 – 90 head.
- 2,375 sq. ft. Double Six Herringbone Milking Parlor and Milk house with 1,000 & 1,500 gal. bulk tanks
- 6,800 sq. ft. fully functioning Milk Processing Plant, dry and refrigerated storage, includes 1,400 sq. ft. Retail Store space- has always been a Monday through Saturday operation
- 5,750 sq. ft. original Bank barn
- 1,275 sq. ft. Heifer Barn
- 7,500 sq. ft. Implement shed with in ground platform scale
- 6,000 sq. ft. Metal implement shed
- 1 Harvester Silo 20 x 70
- 2 Stave Silos 26 x 80 and 20 x 55
- Metal Grain Bin – 5,000 bushel
- Feed storage facilities
- Single family manufactured home on site – 890 sq. ft.
- Private utilities – Oil Fired heat – large exterior fuel oil storage tank for both the business and the residence – 8,000 fillable gal.
- Zoned Agriculture– R1 & R2 District; full development right remains intact
- East Coventry Township – Chester County
- Tax Parcel Number – 18-05-0101
- Taxes – Property is enrolled in A-391/515 – total taxes per year are \$10,486.
- School District – Owen J Roberts School District

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Photos

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FARM # 2 ~ \$ 2,155,000

851 Bethel Road, Spring City, PA 19475

100 Total Acres, 68 Tillable, 11 Acres Fenced Pasture



Property Details

- Main dwelling is a 2 Story Stone Farm House with attached stone Summer Kitchen
- Unique Stone Bank with Stone gable extensions and double Stone silos
- Free stall loafing barn with feed bunk and Harvester Silo
- Plenty of machinery storage under roof
- Private setting approx. 1/4 mile off Bethel Church Road, Chester County PA



- 37 miles from downtown Philadelphia, PA
- 75 acres is in East Coventry Township, zoned FF, Full development rights remain, plenty of road frontage
- 30 acres is in East Vincent Township zoned LR. Full development rights remain, entire Farm in Act-319



2780 Shelly Road, Harleysville, PA

215-723-1171 ~ AlderferRealEstate.com

Continued Property Details

Farm # 2 ~ 851 Bethel Church Road, Spring City PA 19475

- 100 total acres, 68 tillable, 11 acres fenced pasture
- Main dwelling is a 2 Story Stone Farm House with attached stone Summer Kitchen
- 3196 sq. ft. with 5 bedrooms and 2 Baths – approximately 236 years' old
- Unique Stone Bank with Stone gable extensions and double Stone silos 4365 sq. ft.
- Plenty of privacy, Buildings are approximately 1/2 mile off Bethel Church Road
- 65 ft. feed bunk, Harvester Silo and Stave Silo
- 4,000 sq. ft. Free stall loafing barn
- 4300 sq. ft. machinery shed
- 2000 sq. ft. machinery shed
- Frontage - 1488 ft. of frontage in the south side of Bethel Church Road – 950 ft. of frontage on the North side of Bethel Road.
- Frontage – 1900 ft. of frontage on Elliswoods Road
- 6,000 sq. ft. Metal shed
- Metal Grain Bin –bushel
- Feed storage facilities
- Private utilities – Oil fired hot water steam
- 70 Acres- East Coventry Township-Zoned FF-Development Rights remain-plenty of road frontage
- 30 Acres- East Vincent Township-Zoned LR- Development rights remain- entire farm in Act-319
- Tax Parcel Numbers:
 - 18-06-0050
 - 21-05 -0077
 - 21-04 -0072,
 - 18-06 -0046(48)
 - 18-0048(46)
 - 18-06 -0051
- Taxes – Property is enrolled in A-391/515 – total taxes per year are \$9,463
- School District – Owen J Roberts School District
- One of the earliest Farmsteads in Chester County - 1784

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Photos

Farm # 2 ~ 851 Bethel Church Road, Spring City PA 19475



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