

# AUCTION

134.8+/- PRESERVED ACRES IN BERKS COUNTY, PA



Max Spann Real Estate & Auction Co.  
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A licensed PA Real Estate Broker  
Robert L. Dann Auctioneer #AU005609



# AUCTION

POSTCARD-PERFECT FARM IN PENNSYLVANIA DUTCH COUNTRY  
134.8+/- PRESERVED ACRES



**JULY 12<sup>TH</sup>**  
**BERKS COUNTY, PA**



# HISTORIC COUNTRY HOME ON IDYLLIC SETTING

AUCTION DATE:  
WEDNESDAY, JULY 12, 2017 AT 11:00 A.M.

AUCTION LOCATION: ON-SITE  
263 ALLENDALE ROAD, PERRY TWP,  
(SHOEMAKERSVILLE), PA 19555

PROPERTY PREVIEWS: 12 TO 2 PM  
WEDNESDAY, JUNE 14  
SUNDAY, JUNE 25



A Babbling Creek Runs Through It!



Immaculately Restored 1813 Farmhouse with Lovely Accents Throughout



Bank Barn and Original Milk House with Cool Running Spring

## THIS FARM HAS IT ALL!

- Don't miss this opportunity to immediately move into this immaculate farmhouse and raise your family.
- Wonderfully restored 1813 four-bedroom home with gorgeous wide plank pine and ash floors harvested from the property and 18" deep window sills
- Summer kitchen with walk-in cooler can easily be utilized as the farm business office or convert to guest quarters.
- Several outbuildings including bank barn, oversized equipment and machinery garage, and two storage sheds for seasonal equipment
- Plenty of space for livestock on the 40<sup>+</sup> acres with five-strand (3 electrified), high-tensile fencing or use as crop ground
- Ability to build a second home on the property
- Convenient to Route 78, Hamburg and Reading



Summer Kitchen, Workshop or Business Office - Your Choice!



Garage/Workshop



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