

PUBLIC REAL ESTATE AUCTION

10-Acre Farmette • 3-Bedroom Home • Bank Barn • Shop Building
Tuesday, September 24, 2024 @ 5:30 pm

14098 Kutztown Road. Fleetwood, PA 19522 – Berks County



Directions: East on 222 N, go past Kirbyville Farm Market, approx. ¼ mile to farm on right.

Property Description: Charming three-bedroom, 2 bath residence featuring a spacious kitchen, dining room, living room, sunroom, summer kitchen, and balcony. The property includes a 36'x45' two-story bank barn, a 30'x50' steel building with electric, equipped with 11'x16' sliding and 10'x10' garage doors, and a concrete floor. Situated on ample grounds with well-maintained sloping farm fields in Richmond Township, Fleetwood School District. This property has an on-site well and septic system. Don't miss this exceptional opportunity to acquire a versatile farm with abundant potential.

Bridge Loans Available: Call Auctioneer for details.

Open House Dates: Thurs., August 29th 5:30-6:30 PM, & Saturdays, Sept. 7th & 14th 10 AM-12 Noon. For showings call Wilmer Martin 717-333-4881 Or EXP Realty (Wilson Zimmerman) 610-451-8645

Terms: Settlement on or before November 15 2024. \$35,000.00 down payment the day of the auction. 2% transfer tax to be paid by the buyer. Real estate taxes prorated from settlement day.

Annual Property Taxes: \$318.00+/-

Attention Realtors: Broker Participation offered to Realtors with a buyer, your buyers must be preregistered. See website for more information. All information is deemed to be accurate but not guaranteed.

Auctioneer's Note: Discover endless possibilities on this farm, whether you're cultivating crops or fencing for your animals. With a versatile shop building that opens new opportunities, this is your chance to own a piece of agricultural paradise. Don't miss out!

For additional pictures go to

www.beiler-campbellauctions.com or
www.GoToAuction.com or
www.auctionzip.com



Auctioneer:

Wilmer Martin: 717-333-4881 AU#006386

Realtor: EXP Realty (Wilson Zimmerman) 610-451-8645

Sellers: Josef & Jeanette Winkler

Attorney: Glick, Goodley, Deibler & Fanning, LLP
717-354-7700

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