

# ***"Horst Auctioneers"***

## **PUBLIC SALE HISTORIC BROOKE MANSION & CONTENTS OUTSTANDING 3 ACRE REAL ESTATE WITH 3 STORY MANSION FURNITURE, ORIENTAL RUGS, ARTWORKS, COLLECTIBLES, H.H. GOODS BIRDSBORO SATURDAY, SEPTEMBER 29, 2018 AT 9:00 A.M. REAL ESTATE AT 1:00 P.M.**

Preview Times (Personal Property Only) - Thursday, Sept. 27 1:00 p.m. thru 4:00 p.m. and Saturday, Sept. 29 from 7:00 a.m. thru sale. Real Estate showings by appointment only (details below).

Located at 301 Washington St., Birdsboro (19508), Berks County, PA  
(Directions: Rt. 422 east of Reading to Rt. 82 South to Birdsboro, right on W. 1st St, left on Washington St.)



**HISTORIC BROOKE MANSION - 3 STORY CUT SANDSTONE & CEDAR SHAKE MANSION**  
(Approx. 14,000 sq. ft. living space)

This beautiful circa 1887 mansion is a true masterpiece designed by renowned Architect Frank Furness & built by Iron Baron Edward Brooke II as a wedding gift for his bride Ann Louise Clingon. This rare gem still retains over 95% of the original architectural features which include 42 total rooms; 16 bedrooms; 11 bathrooms; an outstanding 2 story entry foyer with open staircase; 10 custom built & unique working fireplaces; circular rosewood library with carved bookcases; outstanding stained/leaded glass windows; original walk-in safe; original wooden elevator; large wrap-around porch; full basement and many other outstanding features. This mansion is situated on a 3 acre tract of land in South Central Pennsylvania in the heart of Pa. Dutch Country & the thriving Berks/Lancaster County Antique Markets. The property is just north of French Creek State Park and is within easy driving distance of Philadelphia, New York City & Washington D.C.

**DANIEL BOONE SCHOOL DISTRICT - \$17,000 TOTAL 2017 REAL ESTATE TAXES**

**LOT SIZE - 3 ACRES (M/L) w/PLENTY OF ROAD FRONTAGE**

\* **TERMS OF REAL ESTATE SALE** - \$75,000 down payment on the day of sale, balance at settlement on or before November 30, 2018. Purchaser will pay both realty transfer taxes. Property sold as is. This property has been used most recently as a Bed & Breakfast and may potentially be used for Residential, Bed & Breakfast, Office and Restaurant uses per Birdsboro zoning hearing board decisions documented in a letter from zoning officer Michael Schwerk dated 5/23/17.

\*\* After owning, restoring & caring for this outstanding property for over 20 years, the owners are retiring from the Bed & Breakfast business and are expecting to sell this gem to the highest qualified bidder on this Public Sale! The reserve has been set at a very reasonable figure. This is a one of a kind opportunity to own a piece of history with unlimited possibilities! Antique dealers/collectors, what better way to showcase your antique collections than in the ultimate antique mansion!

\*\*\* Property will be shown by appointment only to serious buyers by calling owners at (717) 875-7363 or (717) 598-4195.

**CONTENTS OF BROOKE MANSION** - This is just a very general list of items to be sold at this public sale. Photos representing the entire auction will be posted on our website [www.horstauction.com](http://www.horstauction.com) after 8/23/18.

**FURNITURE** - Will consist of a Lg. Variety of Antique, Vintage & Modern Pcs., "Highlights" - VICTORIAN & EASTLAKE - Walnut Desk w/Bookcase Top; Marble Top Dresser; Marble Top Tables; Several Parlor Sets; Sofas; Loveseats; Platform Rockers; Chairs; Chest of Drawers; Arch Top & Flat Top Trunks; Steamer Trunks; Quilt Racks; Needlepoint Chairs; ANTIQUE OAK - Dresser w/Mirror; Pedestal Extension Tables; Dropleaf Extension Tables; Settee; Empire Buffet; Treadle Sewing Machine; Fainting Couch; Clothes Trees; Cane Seat Chairs & Rockers; Desk Chairs; Dropfront Desk; ANTIQUE & VINTAGE MAHOGANY - Empire Library Table; Tea Cart; Arm Rocker; Inlaid Flip Top Game Table; Coffee & End Tables; DEPRESSION & DECO - Beds; Dressers; 5 Pc. Red/White Breakfast Set; Mid Century Walnut Table; Maple Chest of Drawers & Beds; Console Sewing Machine & Much More!

**ARCHITECTURAL FIXTURES, HARDWARE & TOOLS** - Oak Mantel; Many Sets of Antique Panel & Louvre Shutters; Doors; Lighting Fixtures; Hardware; Industrial Iron Legs; Treadles Grindstone; Antique Singer Commercial Treadle Sewing Machine; Buck Saws; Wooden Cylinder Butter Churn; Several Wooden Ammo Crates; Pr. Andirons.

**LAMPS & RADIOS** - Lg. Assortment of Floor & Table Lamps; Student Style Desk Lamp; Gone w/Wind Parlor Lamps; SONORA TABLE TOP RADIO; Conversophone Institute Box w/Records; Vintage Adding Machines & Check Writer; Vintage L.C. Smith Typewriter; Several Vintage Cameras & Accessories.

**ORIENTAL RUGS** - A Large Assortment of Antique, Vintage & Modern Rugs to include Room Size, Area Size & Throw Rugs in various conditions. Also Chinese Style Rugs; Wilton Room Rugs; Hooked Room & Throw Rugs.

**ARTWORK & ACCESSORIES** - Original Oil & Watercolor Paintings; Antique, Vintage & Modern Framed Prints; Lg. Assortment of Mirrors (Including Ogee, Eastlake, Gilt Framed, etc.); Ladies Dress Form; Vintage Dresses & Clothing; Vintage Hats & Boxes.

**TOYS & COLLECTIBLES** - Child's Electric Stove; Tonka Trucks; Assorted Farm Toys.

**BOOKS & PAPER** - Early Set of Funk & Wagnall Encyclopedias; Several Sets of Books w/Fancy Bindings; Reference Books; Antique Books; Vintage Sheet Music; Paper Ephemera.

**CHINA & GLASSWARE**

**KITCHENWARE**

Lots Of Box Lots & Many Other Items To Be Sold!

Accepted Payments: Cash and PA check. No out of state checks without prior approval.

***"VOICES OF EXPERIENCE"***  
**HORST AUCTIONEERS**

T. Glenn · Timothy · Thomas · T. Brent · Matthew · Derek

50 DURLACH RD., EPHRATA, PA 17522

Tel. 717-738-3080 · Fax 717-738-2132

[www.horstauction.com](http://www.horstauction.com)

AU1767L

**Sale For:**  
**MELVIN E. NEWCOMER, ATTY.**  
**(AGENT FOR OWNER)**  
**(717) 393-7885**



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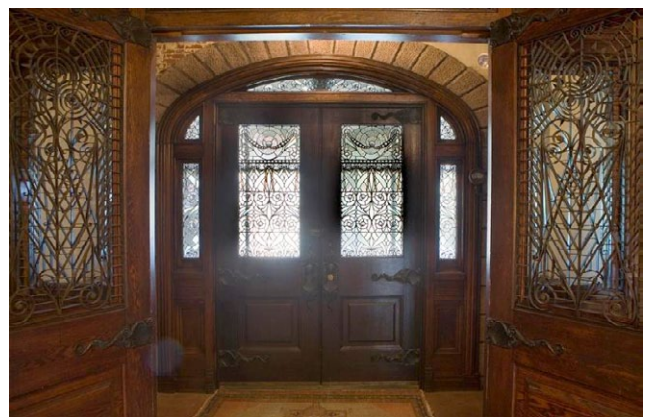
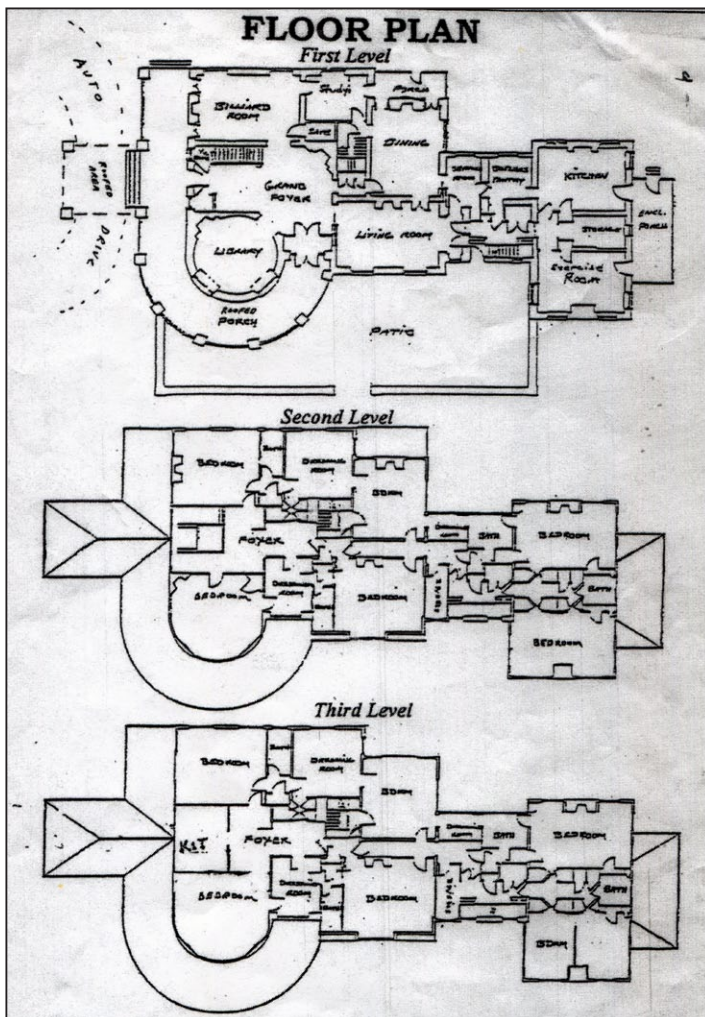
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