

PUBLIC AUCTION: 2 PROPERTIES

2+/- Acres w/3 BDR, 2 Bath Ranch Home, Shop, Swimming Pool

12 Acres w/ 2-Story, 3 BDR Farmhouse Home

Plumbing, Heating, Electric. Equip., Tools, Inventory & Household

Saturday, April 20, 2019 @ 9:00 A.M. Real Estate @ 12 P.M.

Auction Location: 3151 Compass Rd, Honey Brook, PA 19344- Chester County



3151 Compass Rd: 2+/- Acres



3161 Compass Rd: 12 Acres

From Compass, take Route 10 North approximately one mile to property on left. (West Caln Twp/Coatesville School Dist.)

3151 Compass Rd: 3 bedroom, 2 bath rancher on 2+/- acres. Eat-in kitchen w/ solid wood cabinets. Newer windows, new carpet and tile. Partially finished basement w/ in-floor heat. 15x36 swimming pool, whole house sound/intercom system, 2 fireplaces, lots of windows, 2-car attached garage & updated electrical service. 40x48 shop w/ 2 overhead doors & loading dock, paved circular driveway. On-site well & septic. Opens toward the south w/ lots of sunshine. Close to major shopping areas & routes. **Taxes: \$5,780+/- per yr.**

3161 Compass Rd: Two-story, 3 bedroom, 1.5 bath farmhouse located on the edge of beautiful 12 acre farm w/ view of open and wooded land. Dining room, family room, lounge area & covered porch. Great opportunity for produce farming, horses etc. On site well and septic. Southern Slope. **Taxes: \$5,240+/- per yr.**

Open Houses: Thurs. Mar 21 & Apr 4, 4-7 pm & Sat. Mar 23 & Apr 6, 1-4 pm. For more information or to schedule a private showing, contact Elvin Stoltzfus at 610-333-5447.

Terms: Deposit of 10% of purchase price due day of auction. Buyer to pay 2% transfer taxes. Settlement on or before **June 6, 2019.**

Attention Realtors: **2% Broker Participation** offered to Realtors who pre-register their buyers and who become successful bidder day of auction. Pre-registration forms & additional pictures are available on-line.

Personal Property: Watch for more information

Auctioneers Notes: Plumbing, Heating & Electrical Contractor Liquidation. Includes Lots of misc. inventory.

Food Stand Proceeds to Sponsor Local School

For more information, pictures and forms go to:

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

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Auctioneers:

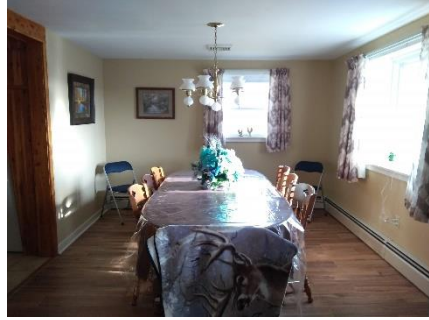
J. Meryl Stoltzfus (717)-629-6036 AU# 005403

Elvin Stoltzfus (610)-333-5447 AA #019514

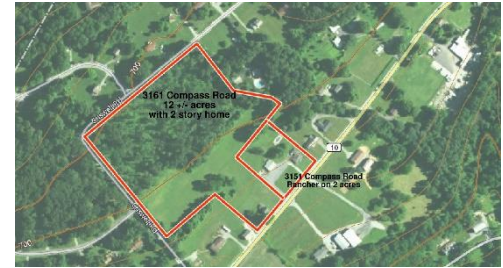
Sellers: Ricky E. & Carol L. Miller (610) 299-6087

Attorney: Kling & Deibler

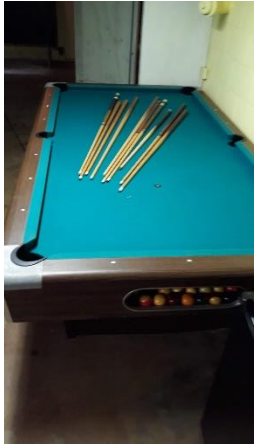




3151 Compass Road



3161 Compass Road & Map of Both Properties



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