

PUBLIC AUCTION

10 Acre Farmette

4 BDR, 2-Story Home, 2-Car Garage w/ Add. Att. Garage

Monday, April 22, 2019 @ 5:00 P.M.

1118 Chestnut Tree Road, Honey Brook, PA 19344- Chester County



**From Honey Brook, take route 322 East to Suplee Rd, turn left & follow to Chestnut Tree Road, turn left.
Go 1/4 mi. to property on right.**

Description: Two-story home on beautiful, level 10 acre farmette. This super-clean home comes w/ 4 bedrooms, 2 full bathrooms, 2 half baths, lg. kitchen (37ft. counter space, 27 ft. cabinets), eat-in breakfast corner w/ patio doors leading to 8x10 greenhouse, formal dining room, office, living room (6 casement windows & patio doors), great room w/ loft coming off the master bedroom, partially finished basement w/ soundproof area, walk-in showers & steam sauna. Central Vac. Buderis high efficiency boiler with 5 heating zones. Okna casement windows throughout. Appliances all new in 2015. L-shaped 28x15 deck w/ covered outdoor kitchen w/ gas grill all facing open farmland. Two-stage water softener w/ acid neutralizer, central vac system. Second garage attached to oversized two-car garage, 9x12 Chicken coop next to 22 x 12 enclosure & 22x40 fenced-in garden, stampcrete patio. 1000 gallon propane tank, mature shade, circle drive, long private drive, approximately 7 acres tillable, \$1,400 rent per year. All siding recently replaced. Great opportunity for produce farming, horses & many other options. On site well & septic. Open to the south. Very private location. Act 319 Clean and Green. **Taxes: \$6,612+/- per yr. (W Nantmeal Twp., Twin Valley School District)**

Open Houses: Tues. Mar 26 & Apr 9, 4-7 pm & Sat. Mar 30 & Apr 13, 1-4 pm. For more information or to schedule a private showing, contact Elvin Stoltzfus at 610-333-5447.

Terms: \$45,000 deposit due day of auction. Buyer to pay 2% transfer taxes. Settlement on or before **June 24, 2019.**

Attention Realtors: 1% 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.

For more information, pictures and forms go to:

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

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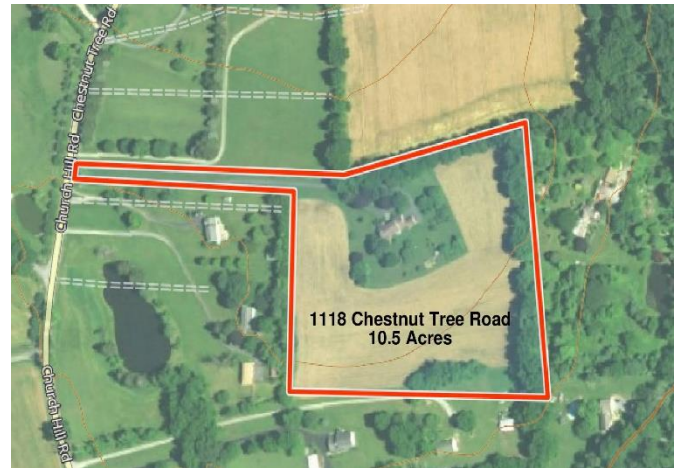
J. Meryl Stoltzfus (717)-629-6036 AU# 005403

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

Sellers: Fred & Ginger Reed (484) 364-9161

Attorney: Kling & Deibler (717) 354-7700





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