

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



3151 Compass Rd: 2+/- Acres



3161 Compass Rd: 12 Acres

3151 Compass Rd: 3 BR, 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. Close to major shopping areas & routes. **Taxes: \$5,780+/- per yr.**

3161 Compass Rd: Two-story, 3 BR, 1.5 bath farmhouse located on edge of beautiful 12 acre farm w/ view of open & 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. or call to schedule a private showing.

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.

Plumbing, Heating & Electrical Equipment & Tools: Up-Z-Dazy pump puller by Funk Mfg.; Ridgid 400 pipe threader w/ cutter & reamer; Titan Industrial 5.5 HP 8 gal. air compressor (new); General Speedrooter 90 sewer snake; Ridgid sewer snake; Greenlee 767A hyd. knockout set; Greenlee hyd. pipe bender; pipe bending dies; (2) Milwaukee HD demolition hammers; Titan Power 3" trash pump; Craftsman 5600 watt generator; generator 3000 watt w/ B&S engine; Professional 14" masonry saw on stand; torch set w/ tanks; 7" grinder; Dewalt recip. saw; Makita cut off saw; Milwaukee hammer drill; CI pipe tools; pipe stands & vises; misc. pipe wrenches; RG5410EX recovery machine; transfer pump; lead pot & tools; Master heater; 1/2" drive impact socket set; Lenox hole saw set; hole cutter set for wood; tap & die set; floor model fan; air tank; magnetic sweep; misc. hand conduit benders; shovels & scrapers; 30' & 28' wood extension ladders; wood step ladders.

Inventory: Lots misc. plumbing fittings: pipe nipples, valves, couplings & much more in PVC, steel, brass, & copper sweat; Fernco fittings; fill tubes; new faucets, drains & traps; faucet repair parts; new freezeless wall faucets; toilet mounts & other parts; elect. panel boxes; lots elect. breakers, receptacles, switches, controls, ballasts; plastic/steel electrical conduit pipes, fittings, connectors & boxes; misc. triplex cables; misc. pump wire & rope; misc. Romex wires; misc. rolls electrical wires; new galv. gutter & downspout pcs; misc. gutter hangers, hooks, connectors, elbows & parts; misc. galv. duct work; (2) old Goulds Pumps pictures.

Furniture, Households, Lawn & Garden & Misc.: Furniture items are nice & super clean including (12) 6 ft Lifetime tables; (12) high back office chairs; extension table w/ 8 chairs; (7) single beds w/ box spring, mattress & bedding; (8) night stands; (9) folding tray holders; sofa; matching sofa & love seat; several end tables; coffee table; pole lamp; (3) matching lamps; TV stand; wooden cabinet; misc. linens; slate top pool table with accessories; (6) homemade play horse seats; misc. kitchen items as kettles, roasters, cookers, pans, plates, bowls & utensils, Troybuilt Horse rototiller w/ new engine; IH Pedal tractor; 3PT scraper blade; 5' rotary mower; 1 bot. plow; old sewing machines; washer & dryer; small refrigerator; dehumidifier; Lawn Boy mower; (3) old milk cans; 48" CI radiator; Misc. chicken & rooster Décor.

Auctioneers Notes: Plumbing, Heating & Electrical Contractor liquidation. Cleaning out all corners, come see what all we find.

For more information, pictures and forms go to: www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

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AUCTION SERVICES



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Auctioneers:

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

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

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

Attorney: Kling & Deibler (717) 354-7700





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