

PUBLIC AUCTION: 2 LOTS

11.7 Acres w/ 2 Story Home, 2-Story Horse Barn, Pole Barn & Stream

Monday July 29, 2019 @ 6:30 P.M.

2440 Beaver Dam Road, Honey Brook, PA 19344
Chester County (Honey Brook Twp.)



From Honey Brook, take 10 S to Beaver Dam Road, turn rt. Go appx. 1.1 miles. Property on corner of Lammey & Beaver Dam.

Description: (Parcel #1) 9.77 acres w/ country-style two-story home w/ 2,400 sq. ft. living space. Eat-in kitchen w/ appliances, 23 ft. of oak kitchen cabinets, built-in pantry, living room (surrounded w/ windows), family room w/ oak chair rail, 5 bedrooms w/ master bedroom on the 1st floor, 2 full bathrooms, laundry in basement w/ chute from top 1st & 2nd floors, full walk-up attic, full basement w/ wood stove, aux. propane heat in kitchen. Low maintenance exterior w/ vinyl siding & brick, 3 porches. Amazing location in the country w/ outstanding views! **Outbuildings:** 2 story masonry barn: (lower level- 30x70 w/ 3 horse stalls & shop area), (upper level- 40x70 w/ 7 horse stalls/horse barn/shop area). 6 x 8 chicken house w/ chain link fence area, 8 x 10 dog kennel w/ outdoor runs, pasture, stream, lawn, established garden area, on-site well & septic, 5 fenced pastures. Ideally located family spot w/ acreage. **Taxes: \$5,634 +/- per yr.**

(Parcel #2): 1.96 acre (opposite main tract w/ buildings), 25 x 40 pole barn, fenced, stream, concrete pad, tobacco barn foundation, possible building lot, no existing perc test. Located minutes from Honey Brook, Parkesburg, Morgantown w/ easy access to Routs 10, 340 and PA Turnpike. In Act 319/515. **Taxes: \$92.00 +/- per yr.**

NOTE: Both lots being sold as 1 property. In Act 319 /515 Clean & Green.

Open Houses: Tuesday: July 9 & 16, 4-7 pm & Sat. July 20, 1-4 pm. For more information or to schedule a private showing, contact Elvin Stoltzfus at 610-333-5447.

Terms: \$50,000 due day of auction. Buyer to pay 2% transfer taxes. Settlement on or before **October 25, 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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Auctioneers:

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

Christ Taylor (717) 371-1915 AU# 005421

Sellers: Samuel K. & Naomi S. Zook

Attorney: Kling & Deibler (717) 354-7700





Parcel #1



Parcel #2 & Map of Both Properties

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