

REAL ESTATE AUCTION

**10 Acre Farmette w/ 5 Bedroom Farmhouse, Bank Barn, w/ Horse Stable
Detached Garage, Pond, Run-in-Sheds, Fenced Pastures
Offering 3 Separate Properties for Sale**

1325 Birdell Rd, Coatesville, PA 19320 - Chester County



Directions: From Honey Brook: take Rt.322 East to Birdell Road, turn right, go 1 mile property on the right

Description: Restored 5 bed, 2.5 bath farmhouse, overlooking the pond and farm. Enjoy the 68x48 bank barn complete with renovated horse facilities in the lower level, including 5 large horse stalls, electric and water. Upper barn level comes renovated with newer reinforced floor, electricity, large overhead commercial doors with electric openers. Detached 52 x 40 - 2 bay garage (8 car capacity, electricity and water, overhead doors with electric door openers). Fenced pastures with numerous run-in sheds, chicken house, & dog kennel. Enjoy relaxing, fishing, or swimming on this 6/10 acre stocked pond (125 x 240 ft) with diving board, dock, pavilion, & pool house/storage shed. Overlook the farm from your dining room table. Enjoy spacious white-painted kitchen cabinets, granite countertops, tile floors, recently installed hardwood floors, large master suite with master bath, finished basement, and more! **Two adjacent properties also available. See backside.**

West Caln Twp, Tax parcel # 28-03-0004.0100, Clean and Green Taxes \$ 9,665

Open Houses: Thurs, May 7, (4-7) - Sat, May 9, (1-4) - Thurs, May 28, (4-7) - Sat, May 30 (1-4)

Terms: Property being sold by silent auction. Accepting bids May 1-June 10, 2020. Property is being sold with reserve. Seller reserves the right to extend the ending date of the auction. Buyer pays 10% down. Settlement to be on or before September 10, 2020. Buyer pays 2% PA state transfer tax. Real estate taxes will be prorated.

Attention Realtors: 1% Broker Participation being offered to Realtors who register their buyers and who become the successful bidder of the auction. Pre-registration forms and photos are available online. Must register 48 hours prior to close date of auction.

For additional docs & photos go to: www.beiler-campbellauctions.com • www.auctionzip.com • www.gotoauction.com

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AUCTION SERVICES**



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Auctioneers:

Elvin Stoltzfus (610) 333-5447 AA #019514

Christ Taylor (717) 371-1915 AU# 005421

Sellers: Naaman & Marian Stoltzfus

Attorney: Kling & Diebler (717) 354-7700



1325 Birdell Road, Coatesville, PA



106 Hill Road, Honey Brook, PA 19344

4-bed, 3-bath Rancher on 1.7 Acre south slope overlooking the farm. Upgraded custom white-painted kitchen, granite countertops, tile floors, Master suite with master bath including a handicap accessible shower. Central vac, large closets, bonus room over garage. Enjoy the year-round sun from your dining room and living room. Host your friends and family in this finished basement complete with kitchen, bathroom, & two bedrooms. Attached two-car garage and a detached two-car garage with large overhead door, complete with electricity and water. Chester County, Honey Brook Twp, Tax parcel #22-11-0057.0700 Taxes \$ 9,529



0 Hill Road / AKA 1325 Birdell Road, Coatesville, PA 19320

40-acres land-adjacent to other two parcels. 15 acres tillable, 8 acres pasture, and 17 woods. South slope. Clean and Green, Preserved by Chester County. Enjoy the stream, hunting, hiking, camping and more. Chester County, West Caln Twp., Tax parcel # 28-03-0004.0200 Taxes \$ 378



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