

PUBLIC REAL ESTATE AUCTION

52 Acre Farm w/ Farm House & Bank Barn

Wednesday, April 22, 2020 @ 6 P.M.

38 Barneston Rd, Honey Brook, PA 19344- Chester County, West Nantmeal Twp.

Directions: From Honey Brook, take Rt. 322 East to Route 82 (Manor Rd) Turn left, go 3.2 miles to Barneston Rd. Turn Right, property on right



Description: Picturesque 52+/- ac. close to the Brandywine. This 3 BR farmhouse still remains in great condition. This home comes with the original wide plank pine flooring through the dining and living rooms, built-in cabinetry in the dining room, a stone hearth fireplace, a full kitchen and an added sunroom where you can enjoy the view of the pond and woods to the rear. The property also features a 3 stall, post and beam bank barn with water. The upper level of the barn brings you the luxury of hay/equipment storage as well as a workshop. Approximately 5 ac surrounding the house and barn are open with lawn, a fenced pasture area and a riding/dressage arena. There is also a springhouse which adds to the charm and character to the farm. **WHITETAIL DEER HUNTERS PARADISE!** Loaded with amazing Chester County deer. Remaining acreage is mostly wooded with trails throughout for riding and hiking and another open area to the rear of the property which could be utilized for additional pasture area or a spot to build your future dream home. Property is also recognized by the ATFS as a Certified Tree Farm and is enrolled in Act 319 for low property taxes. Currently zoned R2, with the potential for subdivision. Consult West Nantmeal Township for all possibilities. A very desirable property and a great location. It's a definite must see property! Tax parcel 23-05-0109E (Act 319)

Open House Dates: (or call owners/auctioneer to schedule a private showing)

Terms: Down payment of \$50,000.00 required day of auction. Settlement on or before June 22, 2020. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated.

Annual taxes: Estimated: \$2,800+/- (West Nantmeal Twp., Twin Valley Schools)

Attention Realtors: 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder on day of auction.

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:

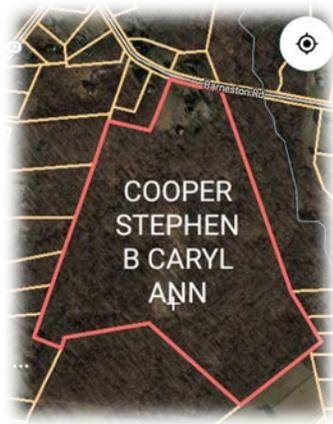
Elvin Stoltzfus (610) 333-5447 AA #019514

Christ Taylor (717) 371-1915 AU# 005421

Sellers: Stephen & Caryl Cooper

Attorney: Kling & Diebler (717) 354-7700





For additional pictures go to www.beiler-campbellauctions.com or www.auctionzip.com

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