

# PUBLIC REAL ESTATE AUCTION

**2-Story, 4 BR, 2 Bath, Home on 4.3 +/- Acres  
Monday, May 4, 2020 @ 6:00 P.M.**

**628 Mill Road, Honey Brook, PA 19344– Chester County, Honey Brook Twp.**

**from Honey Brook: Rt.10 South to Walnut Road, turn right, go 1 mile to Mill Road, turn left, property on left**



## **Property Description:**

Imagine your family on this 4.3 acre country location, 4 bed, 2 bath, 2 story home within a stone's throw of the Headwaters of the Brandywine. Custom-built kitchen, 12x25 large wood deck, two-car attached garage, full basement with kitchen, on-site well, on site septic, beautiful landscaping, circle driveway, hitching rail, horse barn/shop. 1.75 acre fenced pasture. Enjoy fishing in your own portion of the Brandywine Creek and see the sunrise and the sunset from your living room. Close to hardware stores, grocery stores, convenience stores, restaurants, and more, yet distinctly in the country. Own this timeless historic Zook/Fisher Mill built in 1,700's (est.). **Note:** Mill is deed protected from intentional removal, is **currently rented and income-producing**, and has been used in the recent past as wood shop, storage, ect.

**Open House: Call seller or auctioneer for private showings.**

**Terms:** Down payment of \$30,000.00 required day of auction. Settlement on or before July 3, 2020.  
Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated.

**Annual taxes: \$7,907 (Honey Brook Twp., Twin Valley Schools)**

**Two tax parcels # 22-06-0035 & 22-06-0500**

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

**Auctioneers' Notes:** Bring your dogs, horses, sheep, & enjoy the 30'x34' horse barn along 2 acre fenced pasture. Stable includes horse stall with upstairs hay storage, electricity, and running water. Great opportunity to own a move-in ready property in scenic Honey Brook Township.

**For more information, pictures and forms go to:**

[www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) or [www.GoToAuction.com](http://www.GoToAuction.com)

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## **Auctioneers:**

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

**Christ Taylor (717) 371-1915 AU# 005421**

**Sellers: Lester & Hannah Stoltzfus 610.764.8167**

**Attorney: Kling & Diebler (717) 354-7700**







For more information, pictures and forms go to:  
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