

PUBLIC REAL ESTATE AUCTION

Known as the "Elk Horn"

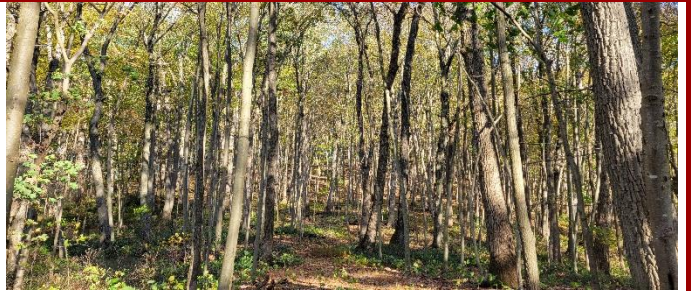
8.7 +/- Wooded Acres Along Big Elk Creek

Unique Octagon Shaped 2 Bedroom 3 Bath Dwelling

With Timber Frame Interior & Loft

Friday, December 17th at 1:00PM

1060 Thunder Hill Road, PA 19352 - Chester County



Directions: From Oxford East on Route 472 to left onto State Rd to right onto Thunder Hill Rd to property on right. Or From 896 South to right onto State Rd on left onto Thunder Hill Rd to property on right.

Property Description: Dwelling has eat in kitchen with lots of cabinet space. Living room and plant/sunroom leading to wrap around deck. 12' x 20' Master bedroom & bathroom. 12' x 13' bedroom and 2nd full bath. Spiral stairs to 12' x 12' loft with railing. Timber frame posts & beam dwelling is complete with vaulted ceilings and skylights. Electric heat pump with central air. Large Daylight basement has laundry and full bath. Onsite well and septic. Also 7' x 10' storage shed.

Open House Dates: Saturday, November 27th & December 4th from 1:00pm to 4:00pm

Terms: Down payment of \$35,000.00 required day of auction. Settlement on or before January 28th, 2022. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$5,697.00

Attention Realtors: 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder on day of auction. Must register 48 hours prior to date of auction. Pre-registration forms are available on-line at www.beiler-campbellauctions.com

Auctioneer Notes: Super private property known as the "Elk Horn" along Big Elk Creek being offered by motivated sellers moving out of state. Unique mostly wooded location featuring octagon dwelling with wrap around deck & screened porch provides peaceful views overlooking Big Elk Creek. Lots of mature timber & native plants. Check with New London Twp. For subdivision potential for this Avon Grove School District property. Appliances are included in sale of house.

For more information, pictures and forms go to:

www.beiler-campbellauctions.com • www.auctionzip.com • www.GoToAuction.com

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AUCTION SERVICES



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Sellers: Dale & Sandra Conner (610) 869-8762

Attorney: Samuel Goodley (610) 998-1000

