

REAL ESTATE AUCTION

BID ONLINE OR BY PHONE

Historic Log Home on 3+/- Acres

Honey Brook Area

Bidding Starts Monday, November 15, 2021 @ 10:30 AM

581 Icedale Road, Honey Brook, PA Chester County



Directions: Rt. 322 East, turn right on South Birdell Road, turn left on Icedale Road property on left

Property Description:

Own this piece of Chester County history packed inside a log home on the Brandywine! Original 2 story log home that dates back to the 1800's. The real charm of a true log home includes exposed beams, original wide plank flooring, a great room w/ large stone fireplace and a large eat-in kitchen. 3 bedrooms, 2 ½ bathrooms, large unique playroom and much more.

Enjoy fishing in your own backyard. Perfect for a private or rental vacation home. Property is zoned RC which allows many uses including home rural occupation. Truly a unique property with a great location, lots of potential!

Chester County • Honey Brook Township • Twin Valley School District •

Tax ID # 22-08-0094 Taxes \$3,498 (2021)

Open Houses: Wednesday, Nov. 10, 1-4 PM • Saturday, Nov. 20, 1-4 PM

Terms:

- **Bidding: November 15, 2021 thru December 1, 2021 @7PM.**
- **Log on Beiler-Campbell.com for online bidding instructions or call 610.333.5447 to place bids.**
- Down payment of \$10,000 required upon winning the auction.
- Settlement on or before **May 30, 2022 (subject to final subdivision from parent deed.)**
- Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated.

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

For forms & additional pictures go to: www.beiler-campbellauctions.com • www.auctionzip.com • www.GoToAuction.com

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AUCTION SERVICES



www.beiler-campbellauctions.com • 888-209-6160

Auctioneers:

Elvin Stoltzfus (610) 333-5447 AA #019514

Christ Taylor (717) 371-1915 AU#005421

Seller: Reuben and Mary Stoltzfus

Attorney: Ashley Glick - Kling & Deibler, LLP (717) 354-7700





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