

# PUBLIC REAL ESTATE AUCTION

50+/- Acre Farm with 2 Story Farmhouse and Pond

Chester County: West Brandywine Twp., East Brandywine Twp., & Caln Twp.

Multiple Zoning Designations

Wednesday, March 16, 2022 @ 2:00 P.M.

1529 Fisherville Road, Downingtown, PA. 19335



**Directions:** From Route 30 Bypass/Reeceville Road take Fisherville Road to property on left.

**Property Description:** 50 +/- Acres Farmland and Woodland in R-2 Residential zoning and Medical Service Institutional Zoning. Property is surrounded by low density & high-density residential housing as well as the Brandywine Hospital to the south. Public utilities - Electricity, Internet, and Cable are located on the adjacent street. This property offers great potential for the gentleman farmer with its farmhouse, pond, and beautiful setting as well as some possible future development. . Bring your dogs, cows, horses, etc. Farm is being sold with development rights

1. West Brandywine Township, 23.1-acre Tax Parcel #29-07-0173, Zoned – Medical Service Institutional— Coatesville School District
2. East Brandywine Township, 8.6-acre Tax Parcel #30-05-0152, Zoned – R-2 Residential– Downingtown School District
3. East Brandywine Township, 15.2-acre Tax Parcel #30—5-0152.0100, Zoned – R-2 Residential– Downingtown School District
4. Caln Township 1.9-acre Tax Parcel #39-01-0001, Zoned – R-2 Residential- Coatesville School District

**Open House:** Thursday February 24, 2022 @ 1 - 4 P.M.

**Terms:** Down payment of \$ 100,000.00 required day of auction. Settlement on or before May 16, 2022. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 16,676.00 (2021)

**Attention Realtors:** 1% Broker Participation offered to registered Realtors. Broker participation terms and forms are available at [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com)

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**Auctioneers:**

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

**Sellers:** Diane Hammell Trust

**Attorney:** Chris Schubert (610)-458-4400





