



Public Auction

Parcel #1 – Custom 5 BR 2 ½ Bath Dwelling with 3 +/- Acres

**Parcel #2 - Separate 1 Acre Perced Building Lot
Furniture • Lawn & Garden • Tools • Households**

Sat., May 7 @ 9:00 AM - Real Estate @ 12:00

1051 Zook Rd, Atglen, PA 19310 - Chester Co.



Directions: Route 30 to Route 41 South to left onto Zook Rd to property on right.

Property Description: Custom built 5 Bedroom 2 1/2 Bath 2500 sq ft 2 story brick & aluminum sided dwelling with attached 2 car garage. House has eat in kitchen with custom Rutt cabinets & large pantry. Dining room with bay window. Living room with brick gas burning fireplace & patio doors. Family room with built in bookcases, beamed wood ceiling and wood burning fireplace with brick surround & hearth. 1st floor laundry/mudroom with half bath. 2nd floor with master bedroom w/ private ensuite bathroom, large walk-in closet and dressing table area. Also 2nd full bath with double vanity and (4) additional bedrooms all with large closets. Large, finished room in basement with brick wood burning fireplace. Basement also has work/storage area with outside entrance. House has central vac, intercom system, electric heat pump, central air, private well & onsite sewer. Attached and heated oversized 2 car garage.

1 Acre Building Lot: 1 Acre cleared & perced building lot with gentle slope adjacent to 3-acre parcel.

Open House Dates: Sat. April 2 & 9 from 1 - 4 PM & Wed. April 27 from 4:00 - 6:00 PM

Terms: Down payment of \$ 35,000.00 required day of auction for 3-acre property & \$10,000.00 for 1 acre building lot. Settlement on or before June 30th, 2022, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes \$ 8472.00 +/- for 3-acre property & \$ 1174.00 +/- for 1 acre building lot.

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

Furniture & Households: Nice clean furniture as Twin, full & single beds & bedroom sets with dressers, nightstands, box springs & mattresses; tables as extension, hall, drop leaf, coffee, end, round & folding; several sofas, loves seats, recliners & chairs; Lane cedar chests; hall bench; grandfathers clock; book shelves, computer desk & office chairs; many floor & table lamps; file cabinets; lots china & glassware; turkey fryer; patio furniture; Kitchen aid SS refrigerator; (2) washers & dryers; dishwasher; stove; kitchen items as bread maker, toaster, microwave, coffee maker, kettles, pans, utensils & more; books, toys, games & puzzles; fans & heaters; lots misc. decorations, collectibles & pictures; area, runner & braided rugs; lots bedding & linens;

Tools & Lawn & Garden & Misc: Lincoln 225 stick welder; tool chest & boxes; Milwaukee drill; air compressor & tank; Bench grinder; cir. & recip saws; drills; hand planes; hand tools as hammers, wrenches, ratchets, sockets, clamps & misc; numerous shelves & organizers; fiberglass & alum. step ladders; auto stands & ramps; Cub Cadet lawn tractor (nice); Craftsman lawn mower & leaf blower; Craftsman & Husqvarna chain saws; string trimmers; garden seeder; garden tools as shovels, rakes, brooms & more; hoses; trap thrower; bikes; lawn chairs; cast iron kettle on stand; and many more items too numerous to mention.

Auctioneers Notes: This spacious 3-acre West Sadsbury Twp & Octorara School District country property is private yet ideally located with easy access to Routes 30 and 41. House with hardwood floors throughout is well maintained, clean & move in ready. Property has many extra as macadam circular driveway, small year-round flowing stream, mature trees, extensive landscaping & brick walkways. Adjoining lot sold separately is cleared & perc approved.

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

**BEILER-CAMPBELL
AUCTION SERVICES**



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