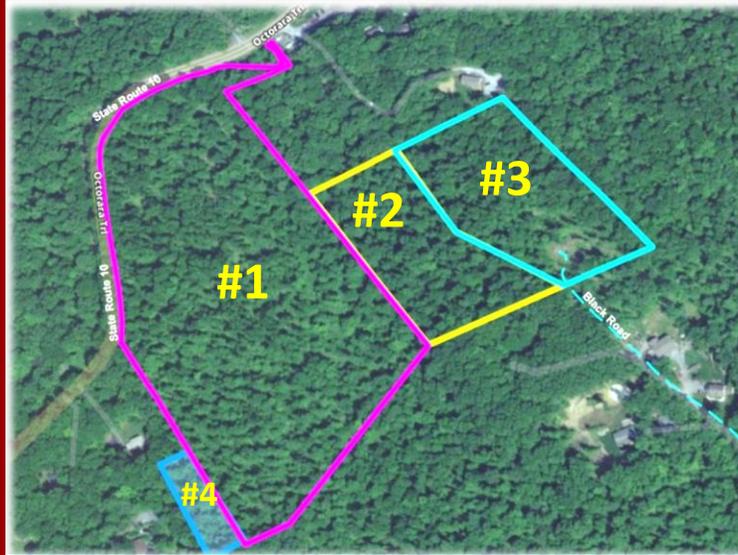


PUBLIC REAL ESTATE AUCTION

30 +/- Acre Multi- Parcel Land Auction

Tuesday, August 30, 2022 @ 6:00 PM

128 Black Road, Coatesville / 314 Octorara Trail, Gap



Directions: From Parkesburg, take Rt.10 N. to property on right OR turn right onto Beacon Light Road, go to Black Road, turn Left and follow Black Road till you enter Tract #3.

Property Description:

30 Acre Chester County Wooded Tract. 4 Separately deeded tracts being sold separately.

- **Tract #1: 19.6 Acres** – Great outdoorsman / hunting spot. Subdivision Plans engineered for 6 lots. All lots have passing perc and probe test completed. Active NPDS permit for development. Highway occupancy permit previously obtained. Build in one lot and sell out the rest! Annual taxes +/- \$3,749 (2022)
- **Tract #2: 4 Acre** wooded tract, landlocked between tract #1 and tract #3, a must-have for the buyer of either lot. Annual taxes +/- \$1,005 (2022)
- **Tract #3 - 128 Black Road: 4.5 Acre** – wooded tract, great building lot, very private, active perc test for sand mound, has easement access to Black Road and then onto Beacon Light Road, Annual taxes +/- \$339 (2022)
- **Tract #4: ¾ Acre** wooded tract, landlocked, Great add-on for any adjacent property. Annual taxes +/- \$994 (2022)
- **Chester County, West Caln Twp, Coatesville School District**

Open House Instructions:

Open house will be conducted from 283 Beacon Light Road, Parkesburg
Tuesday August 9, 2022, (5-8 PM) | Saturday August 13, 2022 (1-4 PM)

Auction Location: Auction for all four parcels will be held at 283 Beacon Light Road, Parkesburg

Terms: Down payment of 10% of sale price required day of auction. Settlement on or before October 17, 2022, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated

Attention Realtors: 1% Broker Participation offered to registered Realtors. Broker participation terms and forms are available at www.beiler-campbellauctions.com

For more pictures go to: www.beiler-campbellauctions.com • www.auctionzip.com • www.GoToAuction.com

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

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

Auctioneers:

Christ Taylor (717)-371-1915 AU# 005421
Elvin Stoltzfus (610)-333-5447 AA# 019514

Seller: Owners of Record

Attorney: Kling, Deibler and Glick 717-354-7700
Samuel Goodley, III Esq.



