

PUBLIC REAL ESTATE AUCTION

5 Acre Farmette, 5 bed, 3 bath, Ranch House
Horse Barn & Large Swimming Pool, Kubota Tractor, & More
Fri., July 28, 2023 @ 5:30 PM

1212 Chestnut Tree Road, Honey Brook, PA., Chester County



Directions: From Rt 322 East to Cupola Road, turn left, go to Chestnut Tree Rd, turn left, property on the right after Suplee Road

Property Description: 5 Acre Farmette that comes with a spacious ranch home consisting of 5 beds, 3 baths and oversized 2 car garage. This home comes with an open and spacious design. The living room is open and inviting, featuring a wood-burning stove and plenty of windows. The kitchen is well-equipped with lots of cabinet space, an electric oven, large refrigerator, a dishwasher, and a pantry/food prep room. The dining area is located adjacent to the kitchen, making it convenient for meals and entertaining. Home also has a private office with a large storage room. Main floor has a master bedroom with a full bathroom, a second bedroom, and a full hall bath. The property comes with private well and onsite septic system.

Basement: Walk-out basement has 3 beds, 1 hall bath and comes with a large game/rec room area, a spacious laundry area, and plenty of storage space, adding significant living and entertainment space to the home.

Amenities: Horse barn (22x36 w/an 8-foot overhang) and large storage area. 3 Fenced pastures and large corral. Updated Swimming pool (18x42 - 36,000 gallon) The pool is equipped with a diving board, operational pool equipment, and a pool liner - replaced 3 years ago. Property boasts woods with a year round creek.

Auctioneer Notes: Property is conveniently located close to major shopping centers, offering easy access to amenities and services. Animals Lovers Haven. Lots of Potential! Within minutes of Struble Lake.

- Chester County, West Nantmeal Township, Twin Valley Area School District
- Annual taxes +/- \$6,274 (2023), 5 +/--acres. Tax ID 23-04-0037.0300
- Open House Dates Wed. June 28, 5-7 PM and Sat. July 8, 1-3 PM

Terms: Down payment of \$ 40,000.00 required day of auction. Settlement on or before September 26, 2023. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Selling property "as is".

Attention Realtors: Broker Participation offered. See website for details.

Personal Property: (Selling after Real Estate) 2010 Bx25 Kubota Tractor, 25 horsepower- loader, backhoe, 60-in deck. 681 hrs. 36x72 Mill Creek manure spreader (model 25), 60" Woods Rock Rake, 60" Ripper, Snow Blade, Boat, 60 in. Woods scraper blade, and more. All information is deemed to be accurate but not guaranteed.

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

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