

# PUBLIC FARM & FARM EQUIPMENT AUCTION

42 +/- Acre Farm, Modern Home, Bank Barn & More

April 19, 2024 @ 2:00 P.M.

250 Fieldstone Road, Honey Brook, PA Honey Brook Twp., Chester County



BEILER-CAMPBELL  
AUCTION SERVICES



AY# 002026

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## Auctioneers:

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

J. Meryl Stoltzfus AU#005403 Ph. 717-629-6036

Sellers: Barry & Marlene Taggart

Attorney: Glick, Goodley, Deibler & Fanning, LLP  
717-354-7700





**Directions:** From Honey Brook go North on Rt 10. Go to Todd Road, turn right, go to Welsh Road, turn left, go to Fieldstone Road, turn right, property on the right.

**Property Overview:**

A rare 42-acre farm offering a unique blend of southern exposure farmland, a rustic brick home, detached garage, two ponds, and woodland a secluded rural agriculture retreat. Conveniently located near Morgantown/Reading shopping centers, with easy access to the PA Turnpike only 15 minutes away.

**Home:** 3-bedroom, 2.5-bath, 2-story brick country home with a full walk-out basement. Cathedral ceiling living room featuring a large stone fireplace, oak kitchen, and hardwood/tile floors throughout. Upstairs Master Bedroom/Bathroom with a wood-burning fireplace, jacuzzi-style tub, walk-in shower, and a walk-out deck.

**Outbuildings:** 5-Bay Garage (24x55), Bank Barn (34x30) with lean-to, Pole Barn #1 (30x48) with lean-to, Pole Barn #2 (30x60), Hoop-Style Barn (30x48), Screened-in Pool House (12x16)

**Amenities:** Outdoor wood furnace. Wood/Coal/Oil furnace. On-site septic, on site well

**Farm Equipment:** See future ads for details.

All information provided is deemed to be accurate but not guaranteed.

**Open House Dates:** Thur. March 14, 4-6 P.M., | Sat. March 23, 1-3 P.M.

For details or a private showing, call **Elvin** @ 610-333-5447

**Terms:** Settlement on or before June 19, 2024. \$50,000 down payment on the day of the auction. Transfer taxes to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

Annual Real Estate Taxes: \$6,033.72 Honey Brook Twp. Twin Valley School District

**Attention Realtors:** Broker Participation offered to realtors with a buyer. See websites for details.

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com) ID# 23383