

PUBLIC REAL ESTATE AUCTION

6.53 Acres w/ 5 Bedroom Home & Bank Barn
Thursday March 21, 2024 @ 5:00 P.M.

805 W. Lincoln Hwy Coatesville, Pa 19320- Valley Township, Chester County



Directions: From Airport Rd go east on Rt. 30 Business. In 1.2 miles the property is on the left.

Property Description: Dream Farmette, complete with an 1800s bank barn and completely renovated stone farmhouse. 5 bedrooms, 2.5 baths, completely renovated kitchen, dining room, sitting room and an all-seasons room. Bring in extra income from the 2 bedrooms, 1 bath carriage house above the three-car garage. The bank barn features 1800's-era timber frame construction, horse stalls, milk house, open loft area on second floor, and a silo, plus so much more. Bring your horses, animals, and your dreams. The equipment/corn shed brings extra opportunity for the hobbyist and car enthusiasts, etc. Enjoy the pond in the front yard as well as lots of space for animals and outdoor living! This farm circa 1800s and originally a dairy farm, owned and operated by the Dague family is now being made available via public auction. Close to major shopping areas and restaurants but secluded on your own little farm-style property.

Open House Dates: Thur. Feb. 8, 5-7 P.M., | Tue. Feb. 20, 5-7 P.M. | Sat. Feb. 24, 1-3 P.M.

For details or a private showings, call **Elvin** @ 610-333-5447 or **Colleen Clark-Zasowski** @ 267-240-7099.

Terms: Settlement on or before May 20, 2024. \$50,000 down payment on the day of the auction. Buyer to pay 10% buyer's premium. Buyer's premium plus hammer price equals contract price. Transfer taxes to be split by the buyer and seller. Real Estate taxes to be prorated from settlement day. Annual Real Estate Taxes: \$14,760

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

Auctioneers Note: Don't miss this fully renovated stone Farmhouse with its gourmet Kitchen, quartz countertops, glass backsplash, stainless steel appliances, and a generous center island. The Farmhouse offers a private All-Season room, spacious Family Room, Formal Dining Room, and a covered front porch. The Primary Suite on the second floor is complete with a Bedroom area, Sitting area, Master Bath, and Master closet room. Two Bedrooms and a Hall Bath complete the second floor, while the third-floor features two additional Bedrooms and a Bonus room. The Farmhouse has seen **extensive renovations**, including new public water and sewer connections, new stucco, heat pump systems, and luxury vinyl plank flooring throughout. The list of upgrades is extensive and ensures modern comfort while preserving the property's historical character. Outside, you'll discover a 2-story outbuilding, a 1-story root cellar, a stone outdoor cooking station, a large fishing pond, and a firepit area. Additionally, there's a 2 Bed / 1 Bath Carriage home with a full Kitchen, a 3- car garage, and its own public water and sewer service. Adjacent to the carriage house is a 2-story garage, and the massive timber frame 2-story Barn with a silo, new stone foundation, and four horse stalls. The second floor of the barn is a vast, open space with loft areas. Former cow yard provides extra parking.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

BEILER-CAMPBELL
AUCTION SERVICES



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

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

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

Attorney: Deibler & Glick 717-354-7700



