

PUBLIC REAL ESTATE AUCTION

4 Acres+/- with Ranch Home, Shop, Garage & Pastures
June 25, 2024 @ 6:00 P.M.

3125 Compass Rd, Honey Brook, PA, 19344 - Compass / Gap Area



Directions: From Compass, go North on Rt 10. property on the left.

Property Overview:

- A property with so much opportunity. Bring your horses. Grow and retail your own flowers & produce. 4+/- acres with one story rancher, 1,944 sq. ft. first floor, 3 bedrooms, 2 bath, country eat-in kitchen with custom-built cabinets, large den/ bonus room and basement.
 - 20 x 40 detached garage with full -2 bed, 1 bath - living quarters * 30 x 50 detached garage/ shop/ with 2 bays and retail area with glass store front, heated and wired. * 16 x 48 greenhouse with fans & tables.
* Mature Garden * Lots of Mature Fruit Trees * Horse Run-In shed. * Lots of parking and macadam driveway.
* South Sloping Property
 - **Amenities:** On-site septic, On-site Well, and Oil-Fired Hot Water Baseboard Heat and Woodstove Heat.
 - Annual Real Estate Taxes: \$8,577, West Caln Twp., Coatesville School District, Chester County
- Open House Dates: Tues. June 4 @ 5-7 P.M. | Fri. June 7 @ 5-7 P.M.**
- **Terms: \$30,000** down payment in certified funds on auction day. Settlement by **August 20, 2024**. Transfer taxes to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

Questions call **Elvin Stoltzfus @ 717-863-8740**

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

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

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

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