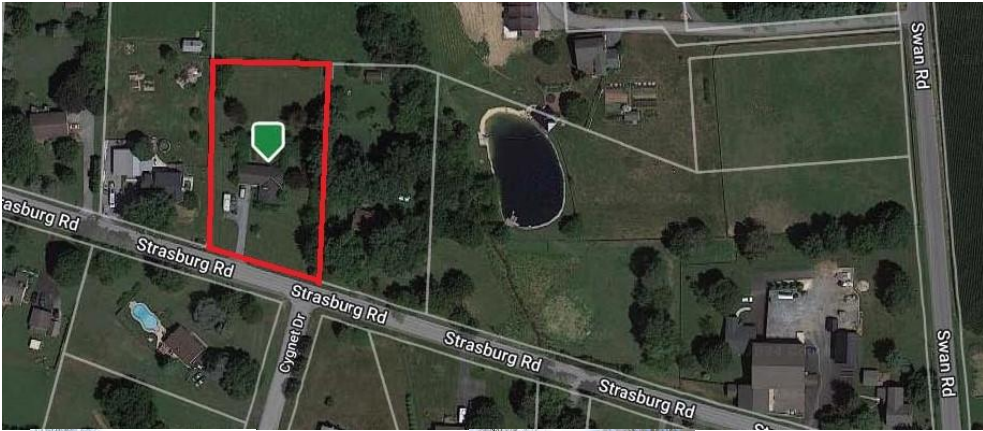


TAX MAP



★PERSONAL PROPERTY★

★Lawn & Garden Equipment & Tools★

Yard Pro-Yardman lawn tractor w/ 50" deck, Campbell Hausfeld 2300 psi pressure washer, Craftsman 30" snow blower w/ electric start-like new, self-propelled push mower, push mower, MTD edger, gas cans, picnic table, propane grill, 15 gallon spot sprayer, pole chainsaw, back pack sprayer, hedge clippers, misc. hand & yard tools, Craftsman tool chest, tool boxes, Stanley tool chest, work bench, metal shelving, pallet racking, ladders, mini Shop Vac, wrought iron patio set, small window AC, cleaning products & more

★Vehicles★

1993 Ford Econoline Mark III van w/ 54,000 miles

2012 Dodge Ram P/U 1500HD w/ 5.7 liter Hemi 2 Dr w/ 36,000 miles

★Antiques, Furniture & Household Goods★

Therapeutic home sauna Blue Wave SA2400-Hemlock-like new, GE portable dishwasher, chest freezer, Maytag washer, cedar chest, Con sew industrial upholstery sewing machine, portable AC, book shelves, twin beds, night stands, lamps, ice cream table & 2 chairs, entertainment centers, coffee & end tables, pictures, air purifier, desk & chair & more

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

5528 Strasburg Rd., Atglen, PA 19310

**Well Built One Story Home with Attached 2 Car
Garage on a 1.02^{+/-} Acre Lot. Needs Interior
Upgrades. Don't Miss it!**

1993 Ford Conversion Van 54K Miles ^{+/-}

2012 Dodge Ram P/U 1500 HD 3,600 Miles ^{+/-}

**Lawn Tractor, Lawn & Garden, Tools, Power & Hand
Tools, Furniture, & Household Goods**

Wednesday, May 29, 2024 - 4:00 PM

Real Estate at 6 PM

W. Sadsbury Twp – Octorara School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 5528 Strasburg Road, Atglen, PA 19310

DATE: Wednesday, May 29, 2024 – 4 PM Real Estate at 6 PM

OWNER: Robert J. Taran, Sr., Estate

★FEATURES★

Well built one story home with attached 2 car garage on a level 1.02 acre +/- lot. Needs updated throughout and seriously for sale-don't miss it! Needs updated. Sold in "As Is" condition

★SPECIAL FEATURES★

Living Room Brick Fireplace
Partial Fenced Backyard

★PURCHASE PRICE INCLUDES★

Electric Oven/Range "As Is"

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.
Balance by July 10, 2024.
Buyer pays all Realty Transfer Taxes.

★OPEN FOR INSPECTION★

Thursday, May 2, 2024 from 4-6^{pm} &
Sunday, May 5, 2024 from 1-3^{pm}

No private showings. Property also open day of auction

★DIRECTIONS★

From Route 30 at Lancaster/Chester County Line take Swan Road South to Strasburg Road. Turn right to property on right.

*The information contained in this brochure is believed to be accurate,
but is not guaranteed.*

STYLE: One Story Rancher
YEAR BUILT: 1978
LOT DESCRIPTION: 1.02 Acres +/- (Plot Plan on Back)
TAX PARCEL: 36-04-0005.01E0
DEED REFERENCE: X51-547
ZONING: Residential
LIVING AREA: 1,632 sq ft +/-

TAXES: **YEAR: 2023**
 \$5,372 **School:** Octorara
 \$582 **County:** Chester
 \$640 **Municipal:** W. Sadsbury Twp.
 \$6,594 **TOTAL**

3 Bedrooms 1 bath

ROOM	SIZE	LEVEL	COMMENT
LIVING ROOM	13'x16'	1 st	Wall to Wall Carpet
DINING AREA	11'x12'	1 st	Wall to Wall Carpet
KITCHEN	10'x11'	1 st	Wall to Wall Carpet
BEDROOM	13'x14'	1 st	Wall to Wall Carpet
BEDROOM	10'x14'	1 st	Wall to Wall Carpet
BEDROOM	10'x11'	1 st	Wall to Wall Carpet

BATHS: 1 Full Bath on 1st Floor
LAUNDRY: Area in Basement
HEAT/COOL: Oil Hot Water/Baseboard
WATER HEATER: Summer/Winter Hook Up
WINDOWS/DOORS: Insulated/Storm Windows
BASEMENT: Full/Concrete Floor/Outside Entrance
GARAGE: 2 Car Attached
WATER: Well
SEWER: On Site Septic
ROOF: Shingle

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