

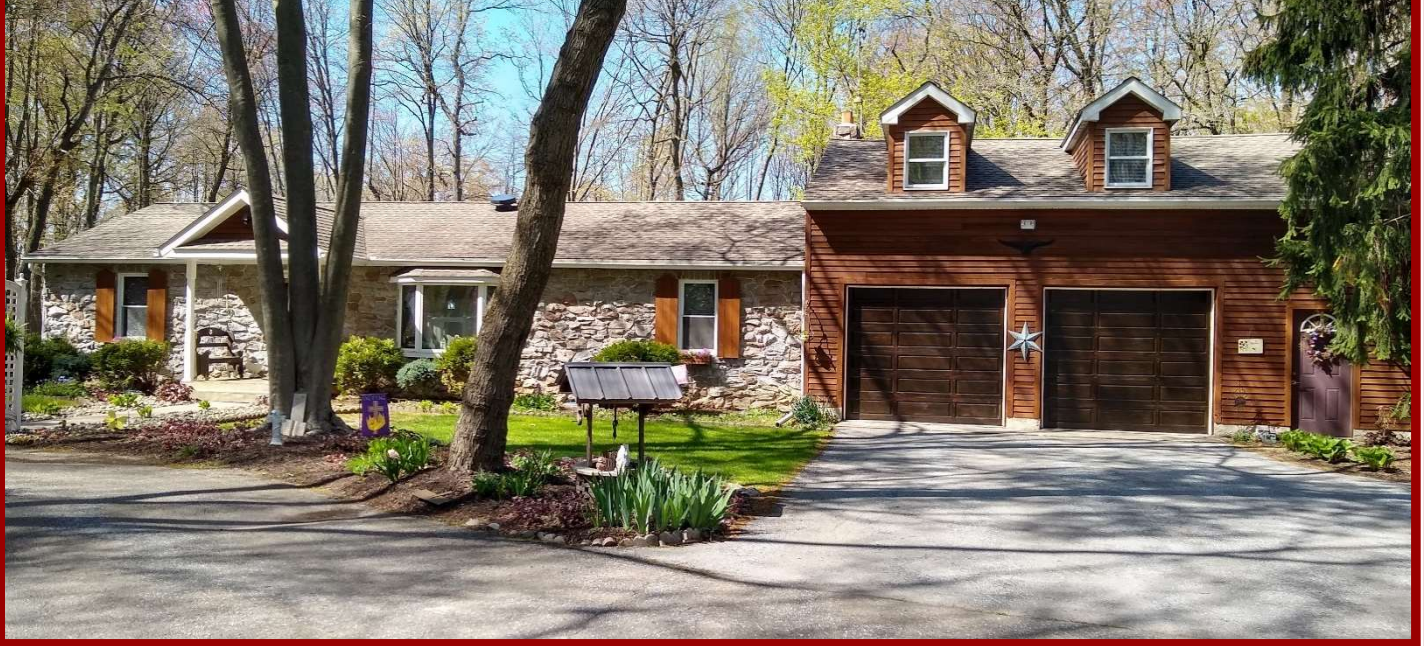
PUBLIC REAL ESTATE AUCTION

3.7 Acres with Ranch House, 3 Bed, 2 Bath

2 Car Garage • Storage Barns • Large Truck Shop

Tuesday, June 8, 2021 @ 6 PM

227 Hill Rd, Honey Brook, PA 19344 – Chester County



Directions: from Rt.10 take Hill Road East. go 2.7 miles, property on the left

Property Description: Ranch Home 3 bed, 2 bath, 2 large bonus rooms w/heat, A/C, & storage area, above a 2-car oversized finished attached garage w/electric doors. 30' x 60' shop w/ 16' ceilings & 15' x 14' doors. House has new kitchen appliances, office area, sun porch w/cathedral ceiling and new windows, hot tub, wet bar, oil hot air & wood heat, separate well & septic and large stoned parking area. 16' x 24' deck. LL FR has a wood stove. Other buildings include 12' x 16' storage shed, 12' x 18' storage shed, 8' x 8' potting shed, 10' gazebo & wood storage shed. Private, peaceful, and immaculate property offering many possibilities for business or personal use. Beautiful wooded Chester Co. setting with easy access to major shopping and social centers. Mature landscaping, level lot.

Tax parcel # 490-56597-0-0000 – Taxes \$8,020 (2021)

Chester County – West Caln Township – Coatesville School District

Open Houses: Thursday May 13th 4 - 7 PM • Saturday May 15th 1 - 4 PM

Terms: Down payment of \$40,000 required day of auction. Settlement on or before August 24, 2021. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated.

Attention Realtors: 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder on day of auction. Must register 48 hours prior to date of auction. Pre-registration forms are available on-line at www.beiler-campbellauctions.com

For forms & additional pictures go to: www.beiler-campbellauctions.com • www.auctionzip.com • www.GoToAuction.com

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Auctioneers:

Elvin Stoltzfus (610) 333-5447 AA #019514

Christ Taylor (717) 371-1915 AU#005421

Seller: Dave & Pauline Kristman (610) 273-9388

Attorney: Ashley Glick (717)354-7700





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