

# PUBLIC REAL ESTATE AUCTION

2 Story Farmhouse w/ Detached Garage  
Chester County; West Caln Township  
Wednesday, May 18, 2022 @ 5:00 PM

126 Martins Corner Road Coatesville, PA 19320



**Directions:** From Route 322 E. Take Birdell Road right to Martins Corner Road, turn right property is on the right.

**Property Description:** This property sits in a beautiful area of Chester County. It boasts 3 bedrooms, 1.5 baths with a dining room (lots of windows & hardwood floor). Large family room, front porch. Perfect for cars or animals, comes with 20x22 - 2 bay detached garage w/ overhead doors and 12x20 horse pen on the back side. Lots of fenced pasture. Within minutes of Hibernia Park and Chambers Lake. Lots of Potential! Bring your dogs, cows, horses, etc.

- West Caln Twp
- Chester County
- Coatesville School District
- ¾ Acre Lot

**Open House Date:** April 28, 2022, 1-4PM

**Terms:** Down payment of \$ 10,000.00 required day of auction. Settlement on or before July 5, 2022, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 3,125.00

**Attention Realtors:** 1% Broker Participation offered to registered Realtors. Broker participation terms and forms are available at [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com)

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**Auctioneers:**

Christ Taylor (717)-371-1915 AU# 005421  
Elvin Stoltzfus (610)-333-5447 AA# 019514

**Sellers:** Elmer & Rebecca Stoltzfus

**Attorney:** Sam Goodley Jr. (610)-998-1000



