

PUBLIC REAL ESTATE AUCTION

35 Acre Farm, 2 story farmhouse with bank barn

Thursday, June 30, 2022 @ 6:00 PM

110 N. Bonsall Road, Coatesville, PA 19320



Directions: From Compass, take 340 East 4 miles to N. Bonsall School Road, turn left, property is on the right.

Property Description:

35 Acre Chester County Farm with 2 story, 2-unit, stone farmhouse, and bank barn.

- Unit #1: 3 bedrooms, 1.5 baths, eat-in kitchen, family room, living room, and a finished walk-up attic. Large, covered porch and stone patio in rear.
- Unit #2: one bedroom, one bath, with kitchen, dining room and family room.

Comes with a large, restored bank barn. Lower level of the barn has been remodeled and upgraded with electricity and a frost-free water hydrant. Upstairs of the barn comes with a separate garage area and the main largest part of the barn which has a large overhead door making it convenient for larger equipment and feed/hay storage. Great southern exposure! Perfect opportunity for farming, horses, and other animals. Approximately (8.5 acres of fenced pasture, 7 acres tillable and 18 wooded acres). Within minutes of Hibernia Park and Chambers Lake. Lots of Potential! Bring your dogs, cows, horses, etc.

Auctioneer Notes: Farm has been in the family for over 120 years. Currently brings in \$1750 per month in rent.

- Chester County, West Caln Twp, Coatesville School District, In Ag Preservation and Act 319.
- Annual taxes +/- \$5,264 (2022), 35 +/--acres.

Open House Dates

Sat. May 14, 2022, (10AM – 12PM) | Thurs. May 19, 2022 (5PM – 7PM) | Sat. May 21, 2022 (10AM – 12PM)

Terms: Down payment of \$ 75,000.00 required day of auction. Settlement on or before September 30, 2022, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated

Attention Realtors: 1% Broker Participation offered to registered Realtors. Broker participation terms and forms are available at www.beiler-campbellauctions.com

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