

REAL ESTATE & EQUIPMENT AUCTION

6.6 Acre Secluded Horse Farm, 2 Story House, 3 Bedroom, 2 Bath
4 Stall Horse Barn, Pasture, Mature trees.

Thursday, March 30, 2023 @ 5pm

401 N. Birdell Road, Honey Brook, PA 19344 - Chester County



Directions: From Honey Brook East on Horseshoe Pk. Approx. 3 miles to N. Birdell Rd. on Left to Property on Left.

Property Description:

Horse-lovers dream, private, country property. 2 Story home with CertainTeed FiberCement Siding, a beautiful oak kitchen with hardwood flooring, dining room, living room with hardwood flooring, 3 bedrooms, 2 full refurbished baths. 1st floor bath has a stunning custom tile floor & walk in shower. Full basement with washer & dryer. Huge custom vinyl deck with built in flower boxes, hot tub and Sunbrella canvas roll up canopy. 17 KW Generac backup propane generator, large yard, 4 stall horse barn with option for 8 stalls, lots of fenced pasture. (Leased propane tanks)

Personal Property:

5040 Allis Chalmers Diesel farm tractor w/ attached loader, 4' Bushog Mower, 5' Rear mount push blade, John Deere X300 lawn tractor with 42" deck, JD pull type lawn sweeper, John Deere 10 cubic yd dump cart, Toro-6.5 hp. push mower-self-propelled, Ryobi 2000 generator, Honda 2700 psi pressure washer.

Open House Dates:

Thur. March 2, 2023, 4-6 pm, Sat. March 4, 2023, 12-3 pm.

Terms:

Down payment of \$50,000.00 required day of auction. Settlement on or before Tues. May 30, 2023.

Attention Realtors:

1% Broker participation offered. See Website for details.

Auctioneers Note:

One of the cleanest well-maintained horse farms available, Beautiful 3-bedroom 2 bath house with large yard, mature trees, pasture backed by farmland close to the main road, still so peaceful and quiet. Don't miss this rare opportunity.

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

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

www.beiler-campbellauctions.com • 888-209-6160

Auctioneers

Wilmer Martin – 717-333-4881 AA#019644

Elvin Stoltzfus - 610-333-5447 AA#019514

J. Meryl Stoltzfus - 717-629-6036 AU#005403

Sellers: Steve & Betty Baker

Attorney: Kling & Deibler 717-354-7700



