

REAL ESTATE AUCTION

5 Bed, 2 Bath, 2 Story House

Large Horse Barn / Shop

Friday, March 31, 2023 @ 5PM

470 Beaver Dam Road, Honey Brook, PA 19344



Directions: From Rt. 322 East, turn left on Birdell Rd., go to Beaver Dam Road, turn right, go to property on left.

Property Description:

Great Country Location! Move-in ready 5 Bedroom, 2 Bath, 2-Story, 3845 sq. ft. Amish Home. Recently remodeled, new custom kitchen, dining room, living room, sewing room, vinyl flooring, full basement (waterproof) with footer drains, large open backyard, back porch, 11' x 22' all-season rooms, large covered porch, stamped concrete walk way, reel wash line, & much more.

Basement: 2nd Kitchen with large open meeting area, lots of daylight, and a coal burning stove.

Horse barn-2-Story-(36'x48') w/6' overhang on the front of the barn/with outside access. **Lower level** has 3 (12'x12') w/rubber mat floors, horse stalls and carriage /shop area. **Upper level:** woodshop with hydraulic Powermatic table saw, radial arm saw, and worktables.

Amenities: Fenced horse and chicken area/pasture. In ground septic and on-site well. 1,000 gal. propane tank, Iveco Diesel (28 hp.) with Quincy 5hp air compressor, 2-500 gal. air tanks, 8'x12' chicken pens, basement coal stove.

- **Chester County, Honey Brook Township, Twin Valley School District**
- **Tax parcel # 22-10-0045, 1.2 Acres, Taxes \$5,183 (2022)**
- **Terms: Security Payment on Auction Day - \$30,000, Settlement on or before May 17, 2023. Taxes prorated to date of settlement. Buyer pays 2% PA State transfer tax.**

Open House Dates: Thursday March 2, 4-6 PM and Saturday March 4, 12-3 PM.

Auctioneer Notes:

This Honey Brook property is a gem, located in the beautiful Beaver Dam Valley, is a rare find in a quiet neighborhood. It comes with an amazing view to the west. Beautiful setting with easy access to major shopping and social centers.

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

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