

REAL ESTATE & EQUIPMENT AUCTION

25 Acre Secluded Farm, 2 Houses

50x100 Shop, Bank Barn, Pastures, Pond, & Woodland

Friday Nov.3, 2023 - Personal @8AM | Real Estate @ 12Noon

1273 Beaver Dam Road, Honey Brook, PA 19344 - Chester County



From Honey Brook East on 322. Approx. 3 miles to Birdell Rd., turn right, to Beaver Dam Road, to Property on Right.

- **House#1-** 3-story, Historic stone home built in 1747, with pre-revolutionary charm and original character. The 2,315 ft² residence showcases a large south-facing porch overlooking a 1-acre pond, grassy front yard, and the meadows beyond.
- **Daudy House:** 2-story-2,300 sq. ft.- stone house, 2 beds, 1bath with full basement, a horse barn/garage, & 2 storage barns.
- **1700s Bank Barn:** 44x60, 2-Story, with 3 loft-bedrooms, 1 bath, kitchen, dining, and living room with fireplace. This barn also comes with a fore bay, attached to a 36x45 barnyard. **Bank Barn #2-**24x60: Horse pens, a water utility room, a storage facility, an upstairs office and so much more. **Shop#1:** 50x100 building with 16 ft. ceiling. Potential-packed building presently permitted for building storage barns. and an independent **Round Top Steel-Constructed Diesel-Generator Shed-** 14x20. **Misc. Outbuildings:** **Shop#2-**40x50 Circle-top steel building, **Concrete Block Shed-**16x30, **Office/Showroom-**10x10, **Chicken Shed** 9x13, **Dog Shed** 9x14, **Animal/Garden Shed** 13x16, etc.
- **Previously known as "Sheep's Meadow Farm" and later as the "James L. Cox Farm".**
- **Private Well, On-Site Septic, Propane Tank** **Attention Realtors:**1% Broker participation offered. See Website for details.
Real Estate Taxes \$7,512 (2023), Honey Brook Twp., Ag Zoning District, Twin Valley School District
Open House Dates: Mon. 9/18 (4-7 PM) | Sat. 10/07 (9-Noon) | Wed. 10/18 (4-7) PM

Terms: Down payment- **\$100,000** certified funds required day of auction. **Settlement on or before Wed. January 17, 2024**

Auctioneers Note: This property extends a rare chance to own a slice of historic opportunity in the heart of the Honey Brook Valley. The potential applications are boundless – from business ventures and vacation rentals to a wedding venue or horse facility, the canvas is wide open for creative exploration. Located within minutes of Honey Brook, Morgantown, PA Turnpike, Rt. 322, Rt. 10, major shopping & social centers.

Personal Property: **Wadkin** 6-head molder-turn-key hydraulic driven machine with L-10 Cummins diesel., Dust collection system w/ 30' pipe & cyclone, Hyster 14'triple mast forklift, Root-6 head boring machine, Kubota 8kw Genset on skids, 7400 hrs. Snorkel (SL15 E-29) scissor lift-needs batteries. Grove (SM2232E) scissor lift with new batteries & platform extension. Lumber storage racks. Delta 14" band saw, Oscillating 10"X60" belt sander. Tanowitz 16" table saw with feed table & air driven stock feeder. DeWalt air miter saw, Rockwell/Delta (hydraulic) radial arm saw, Orbit 5 speed drill press, air driven, roller stands. Delta (Hydraulic) with jet (air driven) feeder. Uni-Point radial arm miter saw. FFI heavy duty (hydraulic) drill press, Delta (hydraulic) 12" Planer/Shaper unit, Welder stand, Rigid miter saw with 20' table, Cox hose reel. **See Reverse**

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

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**Wadkin-Self Contained-
One-Pass-Molder -Rough
lumber to Moldings-Trim-
Specialty Piece in single pass**

(3 horizontal, 2 vertical 1 universal head) turnkey machine with hydraulic driven, L-10 Cummins diesel-300 hp, self-contained Westinghouse dust collection system, 2-100-gal alum fuel tanks, new batteries, air compressor w/ 100-gal air tank, variable speed system, with extra carbide cutters (straight & tongue & groove), **Great Working Machine. Auctioned at 11:50AM**



Items Sold Directly After Real Estate: 2- Large cyclone dust collector systems with 14" blowers (Buyer Removes). 1000-gal stainless steel diesel fuel tank (Buyer Removes). Total Power Unit with= 4045 JD diesel (approx. 3500 hrs.) & 24kw (Leroy Sommer) generator, 5hp (HD) Quincy air compressor, 6 hydraulic pump system (Custom built by Georgetown hydraulics) Buyer Removes the power unit. **Shop Tools :** Hyster triple mast 3-wheel 36V battery forklift with 14' mast. Root custom built 6 head boring machine, with additional 4 heads available & extra parts, hydraulic, air controls (nice working machine). Kubota 8kw genset on skids, 7400 hrs. Snorkel (SL15 E-29) scissor lift needs batteries. Grove (SM2232E) scissor lift with new batteries & platform extension, Table Saw with Feeder, **Farm Related Items:** Farmco 24' hay feeder with wheel covers. Pull-type manure spreader. 4' cultipacker. Potato plow. **Sheds:** 12'X20' Storage shed. 12'X24' Storage shed. 7'X10' Storage shed with cypress siding.

Lots Of Cast Iron Radiators (Some Base Ray) & different sizes. Many More Items Not Listed.

Question Call Steve Yoder @ 484-798-2701