

REAL ESTATE AUCTION

Valuable Country Property | 2 Acres

4 Bed, 1.5 Bath, Bi-Level Home, Horse Barn, 14x30 Shop & More

Monday, Nov. 18, 2024 @ 3PM

107 Compass Road, Parkesburg, PA 19365



Directions: From Rt. 30 East, turn left on Compass Rd., property on left.

Amazing Country Property & Beautiful home with daylight Basement! Recently remodeled kitchen (w/ center island, granite countertop, lots of cabinets), 1st floor family room, Dining room with double doors leading to a deck overlooking a private back yard. * Very secluded, but minutes from grocery stores, drug stores, gas stations, and hardware stores.

Sadsbury Woods Preserve entrance just across the street accessing hundreds of acres of hiking trails.

Basement - Remodeled: Mudroom, Large family room, 1 bedroom, and 1/2-bathroom, recessed lights and a wood burning stove. * Walk-out access! * Lots of daylight!

Amenities: 1 Car garage, w/overhead door. * Paved driveway. * 12' x 16' Mini-barn * 12' x 23' covered Rear Deck, * Much More! * Onsite well and septic.

14x30 Shop w/ office space: Heated and Cooled, 100-amp service

- Chester County, Sadsbury Township, Coatesville Area School District
- Tax parcel #37-010026.0500, Taxes \$5,386 (2024)
- Broker Participation offered- See website for details.
- Bridge Loans Offered – call auctioneer for details

Open House: Tues. Oct. 22 @ 4-6 PM | Sat., Oct 26 @ 12-1 PM.

Terms: Security Deposit on Auction Day - \$40,000 * Settlement on or before **Jan 18, 2025** * Taxes prorated to date of settlement * Buyer pays 2% PA State transfer tax.

*Announcements at auction take precedent to previous ads.

*Information deemed to be correct, but not guaranteed.



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AUCTION SERVICES



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Auctioneers:

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Seller: Steven and Joanna Ebersol 717-481-0155

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