

PUBLIC AUCTION

2.3 ACRES OF LAND W/DRIVEWAY & 2 BUILDINGS

WAGONTOWN/COMPASS AREA

MONDAY, NOVEMBER 19, 2018 @ 12:30 PM



LOCATION: 758 W. Kings Highway, Coatesville, PA 19320. From Coatesville head North on 82 for 1.8 miles, left on Rt. 340 W for 2.9 miles to property on left. West Caln Twp., Chester Co., Coatesville Area School District.

REAL ESTATE: **LAND:** 2.3 Acres of mostly flat open land, with a small stream running close to the eastern border, The property has approximately 351' road frontage on Rt. 340 with a stone driveway and parking area. The land has been perc approved for a sand mound septic system and has spring fed water. **BUILDINGS:** 23' x 24' wood A-frame building w/shingle roof, cupola & windows, overhead door, double Dutch doors, interior hardwood floors, two 11' x 11' rooms, 8'6 x 12' room w/gas range, propane space heater, microwave & double sink and a 14' x 19' room. 12' x 32' wood hip-roof storage shed w/shingle roof, cupola & windows, sliding glass door, open storage w/stairs to upper level storage.

NOTE: This prime piece of land zoned RC (Rural Center) has a wide range of possibilities! Please call the township with your intended use. Taxes: \$1,532

OPEN HOUSE: View land anytime. To see inside buildings call for apt. at 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Barry Lusby Sr. & Barry Lusby Jr. Kling & Deibler Attorneys.

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
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AUCTIONEERS - REALTORS - APPRAISERS