## PUBLIC REAL ESTATE AUCTION

4.1 +/- Acre Farmette 5 BR, 2.5 Bath ,1.5 Story House w/ Barn Friday, April 26, 2019 @ 2:00 PM

2004 Kings Row Road, Oxford, PA 19363- Chester County





Directions: From Oxford, take Route 472 S. 3 mi. to left on Saginaw Rd., 1 mi. turn rt onto Kings Row Rd. to property on left. From Russellville take Route 896 South for 5 mi. turn right on Saginaw Rd., 2 mi. left onto Kings Row Rd. to property on left.

<u>Property Description</u>: 4.1 +/- property with 1.5 story 2717 sq. ft. house w/ attached 2 car garage. 1st floor has 3 bedrooms (one w/ brick fireplace), 1 full bath, kitchen, dining room w/ bay window, 20' x 13' living room w/ brick fireplace, laundry; 2nd story in-law suite has 2 bedrooms and 1 full bath, 20' x 10' foyer leading to eat-in kitchen w/ walk-in pantry, 25' x 12' living room. Full basement w/ 1/2 bath, lots of closet space, hardwood floors throughout. LP gas hot water heat w/ 1000 gal. tank, 22' x 30' concrete deck. House has many recent updates: complete kitchen remodel & new cabinets w/ quartz counter tops in 1st & 2nd floor in 2012, all new windows in 2009, complete bathroom remodels in 2012. Stone driveway & parking area, 38' x 54' 2 story bank barn.

Open House Dates: Saturdays: March 23, March 30 & April 6, 1:00 - 4:00 PM

Thursdays: March 28 & April 4, 4:00 - 7:00 PM.

<u>Terms</u>: Down payment of \$25,000.00 required day of auction. Settlement on or before June 28, 2019 Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes \$5640.00+/-.

<u>Attention Realtors</u>: 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder day of auction. Pre-registration forms & additional pictures are available on-line.

<u>Auctioneer's Notes</u>: An excellent opportunity to purchase a farmette w/ 4 acres in a quiet area. Possible 2nd story inlaw suite or apartment w/ shared entrance or use as spacious 5 bedroom house. Buyer has right to farm the land prior to settlement.

For forms & pictures go to: www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com



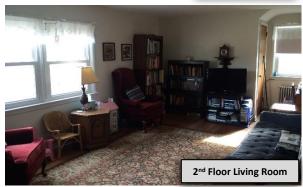
<u>Auctioneer:</u> Christ Taylor (717) 371-1915 AU#005421 Harold Martin (717) 738-4228 AA#0019488

Seller: George & Nancy Duncan (484) 643-6675

Attorney: Sam Goodley Jr. (610) 998-1000

















 $\textbf{For additional pictures go to:} \ \underline{\textbf{www.beiler-campbellauctions.com}} \ \ \textbf{or} \ \underline{\textbf{www.auctionzip.com}} \ \ \textbf{or} \ \underline{\textbf{www.auctionzip.com}} \ \ \textbf{or} \ \underline{\textbf{www.GoToAuction.com}}$ 



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