

# 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.

**Property Description:** 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.

**Terms:** 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+/-.

**Attention Realtors:** 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.

**Auctioneer's Notes:** An excellent opportunity to purchase a farmette w/ 4 acres in a quiet area. Possible 2nd story in-law 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](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) or [www.GoToAuction.com](http://www.GoToAuction.com)

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**Auctioneer:** 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





1st Floor Kitchen



1st Floor Dining Room



1st Floor Bedroom



1st Floor Living Room



2nd Floor Living Room



2nd Floor Kitchen



2nd Floor Eat in Kitchen



2nd Floor Bedroom

For additional pictures go to: [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) or [www.GoToAuction.com](http://www.GoToAuction.com)

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