

PUBLIC REAL ESTATE AUCTION

10+/- Acre Farmette
Saturday August 21, 2021 @ 10:00 A.M.

3211 E. Lincoln Hwy., Parkesburg, PA 19365- Chester County



Directions: From Gap take Rt. 30 E for approx. 5 mi. then stay on Rt. 30 E. BUS (Lincoln Hwy) for 1 mi. past Rt. 10 to farm on left.

Property Description: Stunning 10 acre Chester County farmette featuring a completely remodeled historic 2 story stone farmhouse with modern farmhouse ambience. 4 bedrooms, each with their own bath, custom made white kitchen with granite counter tops and stainless appliances, family room with double sided stone fireplace and hardwood floors. 2 story stone bank barn with 14 horse stalls and white fence paddocks and pastures, detached garage and office, 3 bedroom tenant house, repurposed concrete silo and so much more. "Endless possibilities" is the perfect phrase for this prime location. Potential business opportunities include wedding/event venue, ideal Airbnb rental or bed and breakfast, photo shoots, etc. Currently operated as a "pick your own" lavender/fruit farm. Approx. 1200 lavender plants, 200+ gooseberry plants, red & black currant plants, & specialty raspberry plants, 68 fruit trees, including pears, European & Italian plum, exotic apple, & apricot trees. Plus, a very extensive variety of flower gardens. Intentionally designed so that something is blooming at all times from spring to fall. The hard work has been done to turn this hobby farm from a "side hustle" to a full-time occupation. A wonderful location with great visibility from Rt. 30. An established and growing clientele base from the Delaware Valley region.

Open House Dates: Tue. July 27, 5-7 P.M. & Sat. July 31, 1-4 P.M. For more details or a private showing call Meryl at 717-629-6036.

Terms: Settlement on or before October 20, 2021. \$50,000.00 down payment on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

Tax ID Numbers: 37-02 -0008.0200 (7 acres) and 37-02 -0009 (3.4 acres). Both parcels in Clean & Green. Annual taxes: \$7,449.00

Attention Realtors: 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered, 48 hours prior to the auction.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

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Auctioneers: J. Meryl Stoltzfus

Ph. 717-629-6036 AU#005403

Glenn Horst Ph. 717-271-8868 AA#019298

Sellers: Scott & Anna Larsen





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