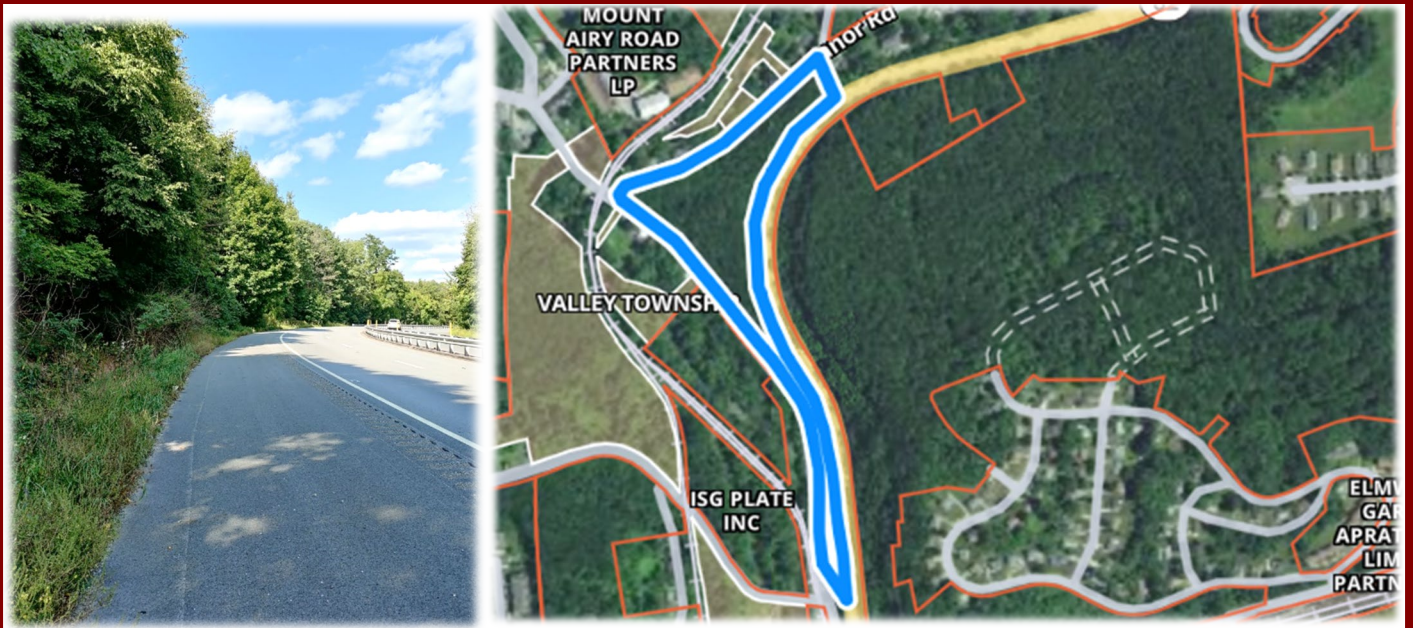


# REAL ESTATE ABSOLUTE AUCTION 8.7 Acre Land

Thursday, November 3, 2022 @ 3:00PM

0 N.1<sup>st</sup> Ave. (Rt. 82), Coatesville, PA 19320



**Directions:** From Coatesville take Route 82 North to property on the left.

**Property Description:** This is a unique opportunity to own 8.7 acres of land in the Coatesville Area. This parcel borders Route 82 South. Driving from Route 30 bypass, as you approach the city limits, the property is located between Manor Road, Wagontown Road, and Rt. 82. Lot is sloped limiting development options; however, there may be potential for grazing, billboard marketing, cell tower placement, etc. that could give the next owner a potential income opportunity. For information on definite approved uses for this parcel, please contact the City of Coatesville

**Please Note:** This is a public auction is being held at 1145 Valley Station Road, Coatesville.

Bidding will be available online as well. Follow link provided on our website or call Elvin @ 610.333.5447

- Chester County, Coatesville City, Coatesville Area School District. Annual taxes \$ \$145 (2022)

**Showing Instructions:** Call Elvin Stoltzfus for Showing

**Terms:** Down payment required day of auction, \$5,000. Settlement on or before December 20, 2022. Transfer taxes to be paid by buyer. Buyer will pay 6% buyer's premium. Real Estate taxes shall be prorated.

**Attention Realtors:** 1% Broker Participation offered to registered Realtors. See website for forms and terms.

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

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**Auctioneers:**

Elvin Stoltzfus (610)-333-5447 AA# 019514

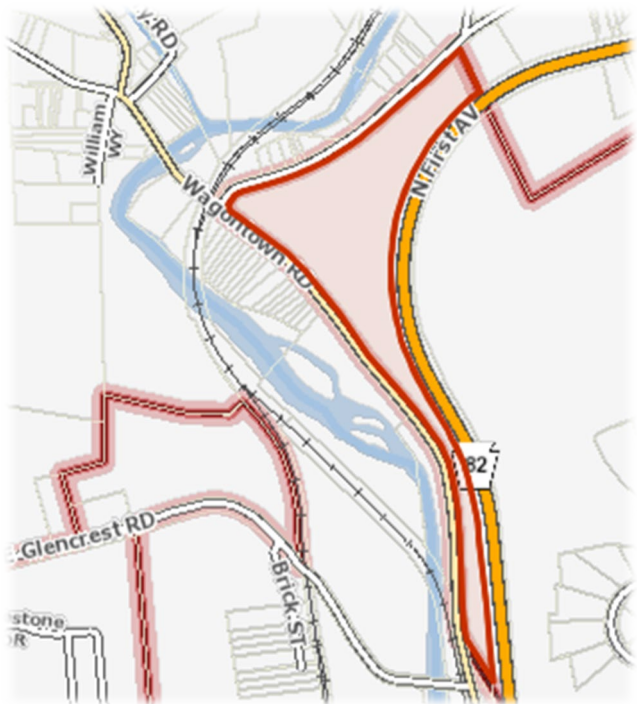
Christ Taylor (717)-371-1915 AU# 005421

**Seller:** ARV Property LLC

**Attorney:** Sam Goodley 610-998-1000







Route 82



Wagontown Road