

# PUBLIC REAL ESTATE AUCTION

54.24 Acre Dairy Farm

2015 - 68 Stall Dairy Barn • Outbuildings • 5 Bedroom Home  
Friday February 10, 2023 @ 2:00 P.M.

694 Twin County Rd, Honey Brook, PA 19344- Chester County



**Directions:** From Rt. 322 in Honey Brook take PA-10 N (Conestoga Ave). In 1.5 mi. the property is on the left.

**Property Description:** Rare, Honey Brook / Chester County - Dairy Farm, 54.24-acre, New Dairy Facility-2015 (68- Sturdy Built loop tie stalls w/mattresses, tunnel ventilation), 2,000-gallon Surge milk tank, 2" pipeline. 40'x40' feed room, 2- 20'x75' concrete silos, 1-16'x65' steel silo, plus feed bins. Heifer facilities w/ 55 free stalls & additional box stalls (5,000+ sq. ft.) 415,000-gallon manure storage. Bank Barn for hay storage, 52'x80' equipment shed, 25'x26' shop. 5-bedroom 2-story farmhouse. Approx. 36 acres of highly productive tillable ground, the balance is pasture. Stream & pond. Regenerative soil management practices since 2019. Dual road frontage. Subject to Act 319, clean & green. Also subject to a Chester County Ag Preservation Easement. Recorded as 2 separate parcels. Will be sold by the entirety. "Parcel conveyance / Subdivision" possibilities exist. Per the conservation easement, one additional "house right" is being granted.

**Open House Dates:** Fri. Jan. 13, 1 P.M. & Tue. Jan. 17, 1 P.M. For more details or a private showing call Elvin @ 610-333-5447.

**Terms:** Settlement on or before May 12, 2023. \$100,000.00 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.

**Annual Property Taxes:** \$9,386.84 - Honey Brook Township – Twin Valley School District

**Attention Realtors:** Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com) ID# 23383

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**Auctioneers:** J. Meryl Stoltzfus

AU#005403 Ph. 717-629-6036

Elvin Stoltzfus AA#019514 Ph. 610-333-5447

**Sellers:** Jay Wendell & Josephine Stoltzfus







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