

MULTI PARCEL PUBLIC REAL ESTATE AUCTION

39.51 Acre Farm • 34.7 Acre Lot • 2.5 Acres w/Home & Outbuildings
Tuesday July 11, 2023 Personal Property @ 1PM & R/E @ 2 PM

680, 683 & 689 Beaver Dam Rd Honey Brook, Pa 19344- Chester County



Directions: From Honey Brook take Rt. 322 E for 2.8 mi. Turn right on Birdell Rd. In 0.5 mi. turn right on Beaver Dam Rd. In 1 mi. the property is on the right.

Recently Added Personal Property (New Auction Starting Time 1 P.M.): Vinyl and Wood Swing Sets. 10' Garage door. 6500 watt portable generator. 2 run dog kennel. Vinyl 10'X 18' portable storage shed. Fence posts. Pipe fittings. Lots of lumber. Engine lift jack. Many more items to be sold, could be up to 100+/- items.

Property Description: Parcel 1- 683 Beaver Dam Rd Honey Brook, Pa 19344- Chester Co. 39.51 Acre Farm W/ Double 2 story House, 9 Bedroom, 2 Full Bath 2, ½ Bath, 2, Kitchen, Dining, Living Rooms, Study, Laundry Rooms, Storage Room, Finished Basement With 2 Kitchens, Large Manicured Lawn Area, 44'X100' Bank Barn W/ 44'X64' Addition W/ 29 Horse stalls, 38'X18' Carriage barn W/18'X14' Tool Room, 64'X35' Equip Shed, Silos, Pasture area, High Productive Ground, Blacktop Drive. This Farm is Preserved. Onsite well & septic. Zoned: Ag. Yearly Taxes: \$8400+/-

Down Payment Day of the Auction \$100,000.00. Excluded from the auction are the box stall gates, 2 run dog kennel, boiler.

Auctioneer's Note: A farm like this one is truly a one of its kind offering with high productive farm ground & the buildings in excellent condition & move in ready.

Parcel 2- 680 Beaver Dam Rd Honey Brook, Pa 19344 – Chester Co. 34.7 Acres of Vacant farmland & wooded ground. Parcel Has A Building Right & Is Preserved. Zoned: Resource Conservation. Yearly Taxes: \$295.00 +/-
Down Payment Day of the Auction \$100,000.00.

Auctioneer's Note: To find a tract of land like this one is next to impossible so don't miss this opportunity to build your dream home on a special piece of ground. **Sellers: Levi P & Rachel Ann Kauffman**

Parcel 3- 689 Beaver Dam Rd Honey Brook, Pa 19344 – Chester Co. 2.5 acre Country Property W/ 5 Bedroom 1-½ bath 2 Story House, Kitchen w/ Oak Cabinets & Corian Tops, Dining, Living, Sewing, Mud, Laundry Rooms, Finished Basement. 36' X 70' 2 Story Horse Barn ,11 Box Stalls & A 8'X13' Office & A 28'X17' Addition W/ (2) 8' Overhead Doors. Privacy Trees, Large Manicured lawn area. Zoned: Ag. On Site Well & Septic. Taxes: \$6800.00+/-

Down payment \$40,000.00 day of the auction. Exclusions: Storage shed, Solar panels, Inverter, Boiler

Auctioneer's Note: A beautiful country setting built in 2008 with no expense spared & a spectacular view makes this a very rare offering & hard to find opportunity. **Sellers: Jonas K & Rebecca E Kauffman**

Open House Dates: Mon. June 5, 5-6:30 P.M. & Mon. June 12, 1-2 P.M. For more details or a private showing call Wilmer @ 717-333-4881 or Meryl @ 717-629-6036.

Terms: Settlement on or before Sept. 6, 2023. Real Estate taxes to be prorated from settlement day. 2% transfer tax to be paid by the buyer. **Attention Realtors:** Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

BEILER-CAMPBELL
AUCTION SERVICES



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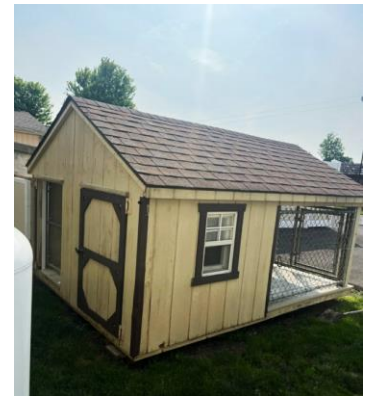
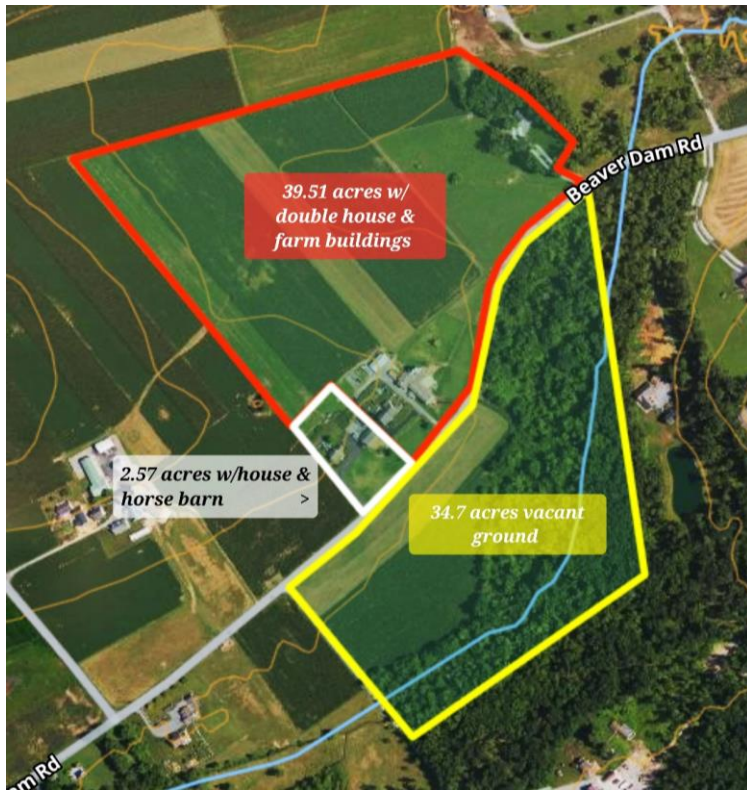
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J. Meryl Stoltzfus AU#005403 Ph. 717-629-6036

Attorney: Smoker Gard Associates 717-656-6717



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