

# PUBLIC AUCTION

**2.45 ACRES WOODED BUILDING LOT**

**HONEY BROOK AREA**

**TUESDAY, JUNE 25, 2019 AT 5 PM**



**LOCATION:** 183 Barons Hill Road, Honey Brook, PA 19344. From Honey Brook take Rt. 322 E for 3.1 miles, right onto Birdell Road for 1.3 miles, left onto Brandamore Road for 1.8 miles, left onto Barons Hill Road 0.7 mile to property on right.

**REAL ESTATE:** Large potential building lot in a private setting surrounded by woodland. Lot had previous approvals for a new home to be constructed in 2008, but may be expired. Contact West Brandywine Twp. for details. Existing one-room concrete block structure & sheds on property are "as-is" and in unknown condition. Enter at your own risk! This property has great potential to be a very nice building lot at an affordable price. School District: Coatesville Area. Zoned: R1. Taxes: \$2,041..

**OPEN HOUSE:** View land anytime or call for apt. at 610-286-5183.

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Terms by: Zook Molasses Co. c/o Larry Martin. Kling & Deibler Attorneys.

Merle Eberly  
Alvin Horning, C Ivan Stoltzfus CAI  
Horning Farm Agency, Inc. AY002091



[HorningFarmAgency.com](http://HorningFarmAgency.com)

**610-286-5183**

**AUCTIONEERS - REALTORS - APPRAISERS**