

PUBLIC REAL ESTATE AUCTION

41 Acre Organic Farm

Honey Brook Area

2 Story Stone Farmhouse and Bank Barn

Friday, November 19, 2021 @ 2 PM

2225 Chestnut Tree Road, Honey Brook, Pa. 19344 – Chester County



Directions: from 322 take Chestnut Tree Road to Farm on the left

Property Description: Enjoy your own 41-acre, Chester County farm with lots of opportunities. Great place for horses, produce, or gentleman farm. Drive up the tree lined drive between two ponds and a spring house, enjoy the sanctuary found with this historic 1736 manor house. Glengelly Farm is an opportunity to embrace the elegance of the past in today's world. Historic features include original floors; beautiful millwork throughout; built-in bookshelves, cabinets, and wardrobes; deep windowsills and much more. Spacious rooms throughout. Large eat-in kitchen with separate breakfast room and a door leading to a brick-floored three-season room. Situated on 41+/- acres with a large barn this property offers a complete package for a true farm buyer, historic house, ponds and beautiful setting. Farm is being sold with development rights. Bring your dogs, horses, etc and enjoy the 2-story bank barn with a full upstairs. Low Taxes!
Tax parcels: 22-08 -0065.01E0, 2306 001401A0, 2208 00650100, 2208 006501F0, 230600140100

Chester County • Honey Brook Township & West Nantmeal Township • Twin Valley School District
Taxes \$5,796 (2021)

Open Houses: Saturday, Oct. 9, 1-4 PM • Saturday, October 30, 1-4 PM

Terms: Down payment of \$50,000 required day of auction. Settlement on or before **January 20, 2022**. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated.

Attention Realtors: 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder on day of auction. Must register 48 hours prior to date of auction. Pre-registration forms are available on-line at www.beiler-campbellauctions.com

For forms & additional pictures go to: www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

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Seller: Susan L. Springsteen

Attorney : Seth Hiller- 717.333.5192





For additional pictures go to www.beiler-campbellauctions.com or www.auctionzip.com