

**PUBLIC AUCTION**  
**Former Springhill Manor Farm, Honey Brook**  
**9BR 2½ Sty Stone Farm House on 23+/- Acres**  
*Equipment & Household Goods*  
**Saturday, May 31, 2008 @ 10:00AM RE sold at 11:00AM**

1294 North Manor Rd, Honey Brook, PA  
W. Brandywine Twp. Chester Co. Coatesville Area School District  
From Rt.322, take Rt.82 North for 1 mile to property on right.



**Real Estate Consists Of: 9BR Stone Farmhouse w/In-Law Quarters & 4442 SF.**

**1<sup>st</sup> Floor:** kitchen w/elec. glass top range, d/w, microwave, corian & butcher block counter tops, & exposed beams; living room w/12` walk-in stone fireplace; dining room; family room/study w/exposed stone wall & cast iron stove; laundry w/laundry tub & sink, cabinetry, & outside exit; In-Law Quarters w/master bedroom, study, private bath & deck w/wheel chair accessibility & private entrance; & lg. covered wrap around porch. **2<sup>nd</sup> Floor** has 4 bedrooms w/possible 5<sup>th</sup> & 2 full baths. **3<sup>rd</sup> Floor** has 4 bedrooms & plumbing for another bath. Oil hot water radiator heat, 2 wood stoves, on site well & septic.

**Outbuildings Include: Block Spring House. 20`x24` Corn Crib/Equipment Shed. 30`x18` Above Ground Pool w/Deck Surround.**

**22.8 Semi-Secluded Acres** w/5 acres open ground and the balance in woods with a stream.

*Note: This circa 1780 manor house has much original character with updated amenities including a newer roof, 200 amp electric service, and updated septic. Peaceful, quiet setting with subdivision potential. Great possibility for horses.*

*Property is in Clean & Green. Zoned: R2 Taxes: \$5104.*

**Open House: Saturday, May 10<sup>th</sup>, 17<sup>th</sup>, & 24<sup>th</sup> from 1-3PM** or anytime by appointment call 610 286-5183.

**Terms:** 10% down day of sale; settlement within 45 days.

**Terms By: Robert C. Jr. & Terry J. Gilbaugh**



**HFA** **HORNING**  
**FARM AGENCY, INC.**  
REALTORS • AUCTIONEERS • APPRAISERS

**Merle Eberly 610 286-5183**  
Alvin & Elton Horning • 2417-L • C. Ivan Stoltzfus CAI

[www.horningfarmagency.com](http://www.horningfarmagency.com)



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Real Estate Consists Of: **9BR Stone Farmhouse w/In-Law Quarters & 4442 SF.** *1<sup>st</sup> Flr:* kit; LR w/12` walk-in stone FP; DR; FR/study w/cast iron stove; laundry; In-Law Quarters w/MBR, study, private bath, deck & entrance w/wheel chair accessibility; & lg. covered wrap around porch. *2<sup>nd</sup> Flr* has 4 BR's & 2 full baths. *3<sup>rd</sup>*

*Flr* has 4 BR's & plumbing for bath. Oil hot water radiator heat, 2 wood stoves, on site well & septic.

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