

PUBLIC AUCTION

3 BR Ranch Home on 1.43 Acres

Honey Brook Area

Wednesday, November 18, 2015 at 4:00 PM

167 Wyebrook Rd, Honey Brook, PA 19344, W Nantmeal Twp, Chester Co, Twin Valley School District

From Honey Brook take 322 East for 3.4 mi, left on Cupola Rd for 1.7 mi, continue onto Creek Rd for 1/2 mi, right onto Lewis Mills Rd for 1/2 mi, left onto Wyebrook Rd for .3 mi to property on right.



Living Room 12 x 18

Laundry 5 x 6

Bedroom 11 x 12

Dining Room 10 x 11

Master Bedrm 11 x 13

Bedroom 9 x 8

Kitchen 10 x 11

Master Bath

Full Bath

This vinyl sided ranch house with approx. 1,056 sq. ft. is situated on an open 1.43 acre lot backed by woods with a front view of meadow & mountains bordered by a beautiful stone wall. The interior features an open great room with vaulted ceiling including a living room, dining room & kitchen w/refrigerator & gas range; laundry room w/washer & dryer and door to deck; master bedroom w/walk-in closet; master bathroom w/garden tub; 2 more bedrooms; and a full bath. The home has an 8 x 15 rear deck w/retractable awning; oil hot air heat w/central air; on site well & septic. The property also contains a 20 x 21 aluminum sided 2 car garage; 12 x 16 storage shed; and 8 x 12 storage shed.

Zoned: Agricultural Preservation (R-1) **Taxes:** \$3,229

Open House: Saturday, October 31, November 7 & 14 (1-3 pm) *or anytime by apt. call 610-286-5183*

Terms: 10% down day of sale; settlement within 45 days of sale **Terms By:** Hazel Dolinger Estate



Merle Eberly - 2417-L—Brian Oberholtzer

Alvin Horning - C.Ivan Stoltzfus CAI

Realtors - Auctioneers - Appraisers

HorningFarmAgency.com

610-286-5183

