

PUBLIC AUCTION

Farm House and Bank Barn on 10.3 Acres w/Stream

BUCKTOWN/ PHOENIXVILLE AREA

TUESDAY, MAY 16, 2017 @ 6:00 PM

316 Sheeder Rd, Phoenixville, PA 19460, East Vincent Twp, Chester Co, Owen J. Roberts School District

From Phoenixville take Rt. 23 W. approx. 4 miles, left on Sheeder Rd. for 0.3 miles to property.



Family Rm	14 x 33	Dining Rm	16 x 17	Kitchen	13.6 x 19	Living Room	15 x 22	UL Bedroom	11 x 15
UL Bedroom	11 x 15	UL Bedroom	8 x 17	UL Bedroom	8 x 13	UL Bedroom	9 x 14	Full Bath	8 x 11

This 1845 Circa Farm House and Bank Barn is situated on a quiet country homestead with fenced pasture and overlooks a stream. **The house offers 2,912 sq.ft. of living space** which has just been updated with new flooring, fresh paint, new kitchen and bath, replacement windows and still offers original charm with bull nose corners, 15" window sills, wall storage nooks, and restored hardwood floors. Special features include a kitchen w/granite countertops, tiled backsplash, glass top range, dishwasher, and microwave (all brand new); family room w/built in cabinets and bookshelves; dining room w/built-in hutch cupboard; living room w/stone fireplace; full bath w/tiled shower, tub and double bowl vanity. The home has a full attic, 2 stairs cases, basement w/outside exit, washer & dryer hook-up, oil hot water heat, and onsite well and septic. **The Bank Barn is 41' x 50' w/ an 18'x18' addition**, upper level storage, lower level has 3 horse & 2 sheep stalls, and tack room, addition has upper level storage and lower level open bay. The property also contains a **18' x 42' Garage/Shop** w/electric. **This property is being offered for purchase prior to auction. Contact Travis Eberly for more details at 717-725-7274.**

Taxes: \$5,429 **Open House:** Saturday, April 29, May 6 & 13 (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:** Leigh Family Farm, LLC.

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



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS

Information is deemed correct but not guaranteed.



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