

PUBLIC AUCTION

46.2 ACRES FARM, 1700's STONE HOUSE, BARN & OUTBUILDINGS

LINCOLN UNIVERSITY/ NEW LONDON AREA

PARCEL #1: BUILDINGS ON 10.4 ACRES
PARCEL #2: 17.5 ACRES OPEN FARM LAND
PARCEL #3: 18.3 ACRES OPEN FARMLAND
(OFFERED SEPERATELY OR AS AN ENTIRETY)

TUESDAY, NOVEMBER 20, 2018 @ 1 PM



LOCATION: 1903 New London Rd., Lincoln University, PA 19352. From Rt 1 E Take the PA-896 exit toward New London/ Russellville Turn L onto 896 S go 2.3 miles turn right to stay on 896 S go 3.1 mi to property on R

REAL ESTATE: Parcel #1: Historic 18th century farm house, bank barn and outbuildings on 10.4 acres. Walking onto this property is like taking a step back in time. The 3,716 sq.ft. solid stone and brick house is loaded with old-time character and charm. Inside you will find random width wood floors throughout, original solid wood doors, deep window sills, and multiple stone fireplaces. The 1st floor consists of the kitchen w/ a stone fireplace, living room w/ a fireplace w/ a gas insert, dining room w/ a stone fireplace, laundry room, and a mudroom w/ a half bath. The 2nd floor has 5 bedrooms, 2 full baths, and a bonus room containing a full kitchen, living room area, and access to a private deck. The 3rd floor has 2 additional finished rooms. The 66'x36' bank barn is in good condition and has a concreted lower level/shop area with a garage entrance and an office/ misc room. Also on the property are 2 additional outbuilding and a brick smokehouse. Taxes: \$6,941 \$. Zoned: AR .

Parcel #2: 17.5 Acres open prime tillable farmland. Taxes: \$382. Zoned: AR . **Parcel #3:** 18.3 Acres open prime tillable farmland. Taxes: 385\$. Zoned: AR

NOTE: OPEN HOUSE: Saturday, October 27, November 3 & 10 (1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale; Terms by: James Matsen and John Matsen; W. Patrick Scott, Esquire | MacElree Harvey, Ltd. Attorneys.

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



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS

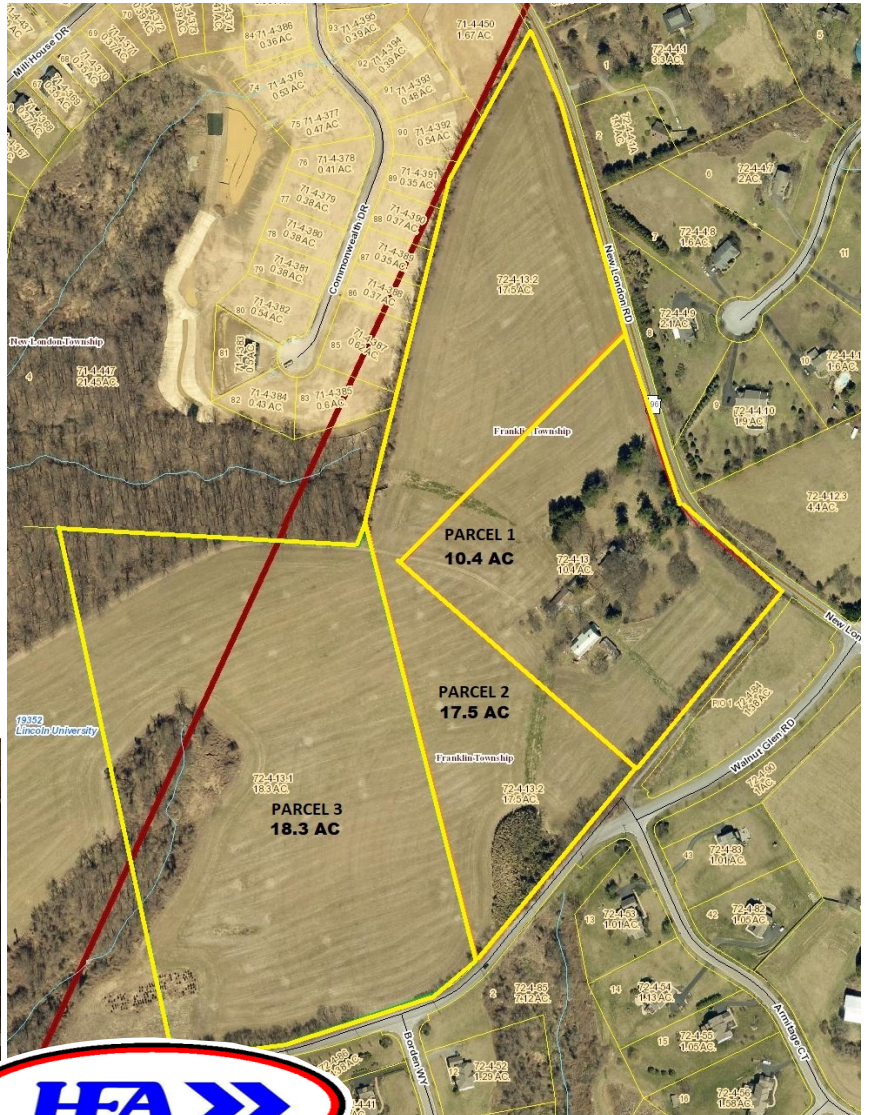


School District: **Avon Grove**
 Township: **Franklin**
 County: **Chester**
 Taxes: **\$6,771**
 Zoning: **AR**
 Type: **2 1/2 Sty Farm House House**
 Construction: **Stone & Brick**

Roof: **Slate/Shingle**
 Square Feet: **3,716**
 Age, Condition: **1726 Restored**
 Flooring: **Wood, Vinyl**
 Bedrooms: **5**
 Baths: **2 Full**

Laundry: **Yes**
 Attic: **Yes**
 Basement: **Yes w/OE?**
 Fireplace: **Yes**
 Heating: **City Gas Hot Air**
 Cooling: **None**

Deck/Porch: **Covered Front Porch, Deck, Stone Patio**
 Garage: **Detached**
 Outbuildings: **Bank Barn, Smoke House, 2 Other Outbuildings**
 Water: **Well**
 Sewer: **On Site**



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