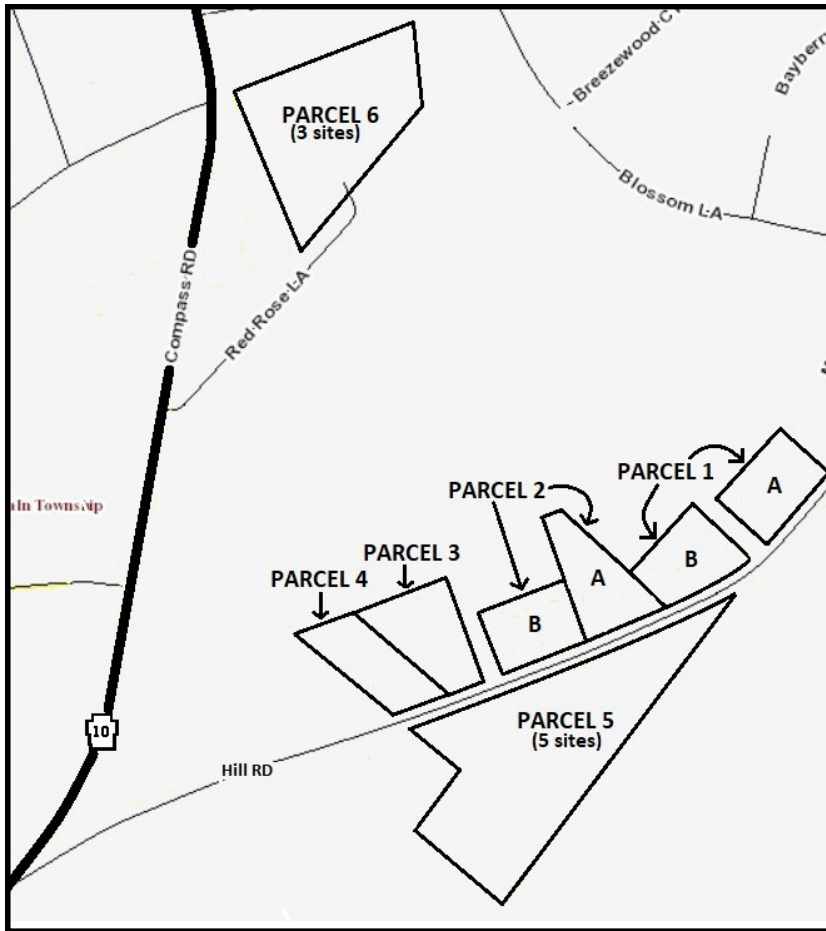


PUBLIC AUCTION

**8 LOTS W/14 RENTAL UNITS
SOLD IN 6 SEPARATE PARCELS**

**HONEY BROOK AREA
INVESTMENT OPPORTUNITY!!**

TUESDAY, APRIL 30, 2019 AT 1 PM



LOCATION: Red Rose Lane & Hill Rd, Honey Brook, PA 19344. Coatesville Area School District, West Caln Twp, Chester County. From Honey Brook take Rt. 10 S for 3.6 miles to property on left.

REAL ESTATE: Parcel 1A – 461 Hill Rd, Honey Brook, PA 19344: 1.06 acres of land. Taxes \$1,294. Parcel 1B – 465 Hill Rd, Honey Brook, PA 19344: 1.08 acres of land. Taxes \$1,307. Shared well w/individual septic systems.

Parcel 2A – 469 Hill Rd, Honey Brook, PA 19344: 1.17 acres of land. Taxes \$1,356. Parcel 2B – 473 Hill Rd, Honey Brook, PA 19344: 1.01 acres of land. Taxes \$1,265. Shared well w/individual septic systems.

Parcel 3 – 477 Hill Rd, Honey Brook, PA 19344: 1.24 acres of land. Taxes \$1,394. On site well and septic.

Parcel 4 – 479 Hill Rd, Honey Brook, PA 19344: 1.2 acres of land. Taxes \$1,372. On site well and septic.

Parcel 5 – 470, 472, 476, 478, 480 Hill Rd, Honey Brook, PA 19344: 6 acres of land. Taxes \$2,569. All units have individual wells and septic systems. 472 Hill Rd is currently vacant.

Parcel 6 – 113, 115, 117 Red Rose Ln, Honey Brook, PA 19344: 3.6 acres of land. Taxes \$1,559. All units have individual wells and septic systems.

Zoned SRR (Site Responsive Residential)

NOTE: All parcels sold include the land only with each occupied site rental at \$355/mo. Homes are privately owned. Land owner is responsible for the maintenance of the wells and septic systems.

OPEN HOUSE: View parcels anytime.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Craig D. Myers Estate.

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



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS