

# PUBLIC AUCTION

**31.75 ACRES OF LAND W/BANK BARN & OUTBUILDINGS**

**HONEY BROOK AREA**

**THURSDAY, OCTOBER 18, 2018 @ 4 PM**



**LOCATION:** Compass Road & Red Rose Lane, 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:** **LAND:** 31.75 acres of prime farm land, mostly flat, open & tillable with road frontage on Rt. 10 and Hill Road. **OUTBUILDINGS:** 33' x 46' Stone and frame bank barn, second floor has one drive-in bay and two storage bays, first floor has open stables w/15' x 46' block addition & 16' x 33' garage/shed; 40' x 42' Frame equipment shed; Frame storage shed.

**NOTE:** This beautiful piece of land zoned SRR (Site Responsive Residential) has a wide range of possibilities. Sellers have prior subdivision plot plan for 22 building lots, see township for complete options. Taxes: \$6,067

**OPEN HOUSE:** View land anytime. To see inside buildings call for apt. at 610-286-5183.

**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](http://HorningFarmAgency.com)  
**610-286-5183**

**AUCTIONEERS - REALTORS - APPRAISERS**