

PUBLIC AUCTION

**3 BR Home on 2.25 Acres w/ Pole Barn, Numerous Other Buildings,
Fenced Pasture and Personal Property**

Honey Brook Area

Saturday, October 3, 2015 at 9:00 AM w/Real Estate at 11:00 AM

839 Welsh Rd, Honey Brook, PA 19344, Honeybrook Twp, Chester Co, Twin Valley School District

From JCT 322 & 10 in Honey Brook, take Rt. 10 N for 1.9 mi, right on Welsh Rd for 1/2 mi to property on right.



Living Room 13 x 20	LL Family Room 22 x 24	UL Bedroom 10 x 15
Kitchen/ Dining Room 10 x 23	UL Bedroom 12 x 15	UL Bedroom 10 x 11

This well maintained stone & vinyl sided split level home offers 1,920 sq. ft. of living space and is situated on a gorgeous country lot surrounded by scenic farmland. The main level of the house features a **Living Room** w/bay window; **Kitchen/Dining Room** w/electric range, glass door to an **8 x 19 Covered Patio** and an attached oversized **2 Car Garage** w/electric door openers, **Laundry Area**, and a **Half Bath**. The lower level features a large **Family Room** w/a beautiful stone wood burning fireplace and a glass door to an **8 x 22 Patio**. The upper level features **3 Bedrooms** w/hardwood floors and a **Full Bath**. The home has a **Basement** with concrete floor & large closet, central vacuum, whole house generator, oil hot water heat w/central air, public water & private septic. This beautiful real estate features an open flat lot w/mature shade trees, fruit trees, paved driveway with extra parking, and approximately 1.25 acres fenced pasture. All outbuildings have electric and water and include: **24 x 36 Pole Barn** w/steel I-beam, phone, 2 overhead garage doors (one 9' high); **14 x 22 Garage**, insulated & heated; **10 x 20 Horse Shed** w/feeders; **10 x 16 Storage Shed**; **6 x 10 Chicken Coupe** w/nesting boxes; and **6 x 8 Storage Shed** (contains generator).

Taxes: \$4,813 **Open House:** Saturday, September 12, 19 & 26 (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:** Barbara A. Wingenroth



Merle Eberly - 2417-L—Brian Oberholtzer

Alvin Horning - C.Ivan Stoltzfus CAI

Realtors - Auctioneers - Appraisers

HorningFarmAgency.com

610-286-5183



Information is deemed correct but not guaranteed.



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