

PUBLIC AUCTION

INVESTMENT OPPORTUNITY!

7.3 ACRES W/2 BR HOME & MULTIPLE OUTBUILDINGS

BRANDAMORE/ COATESVILLE AREA

TUESDAY, SEPTEMBER 21, 2021 @ 5 PM



LOCATION: 175 Pratts Dam Rd., Coatesville, PA 19320. From the intersection of 340 & 82 take Route 340 West for 3/10 mile, turn right on Pratts Dam Rd. for 1.1 mile to property on the left.

REAL ESTATE: 2 BR 1 bath stucco/frame home on 7.3 acres w/multiple outbuildings. The house consists of an eat-in kitchen w/gas range & fridge, 2 bedrooms (8 x 18 and 8 x 11), a living room, bathroom, laundry room, basement and 7 x 16 porch. This home is serviced by oil hot air heat, window A/C units, onsite well and septic. Outbuildings: 22 x 32 two story block & frame hip roof barn w/22 x 32 attached lean-to, 33 x 34 pole barn and an uninhabitable mobile home. Taxes: \$4,862.

NOTE: This is a **great investment opportunity** as the outbuildings, dwelling and mobile home need total renovation or could be removed to **build your dream home**. This property has a beautiful peaceful setting with house, buildings and an open yard area backed by woods, a **horse lover's paradise!!** **Subdivision possibilities**, check with the township for more information.

OPEN HOUSE: Saturday, August 28, September 4 & 11 (1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale; Terms by: Hazel Swisher Estate; Kling & Deibler Attorneys.

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

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



HorningFarmAgency.com
610-286-5183

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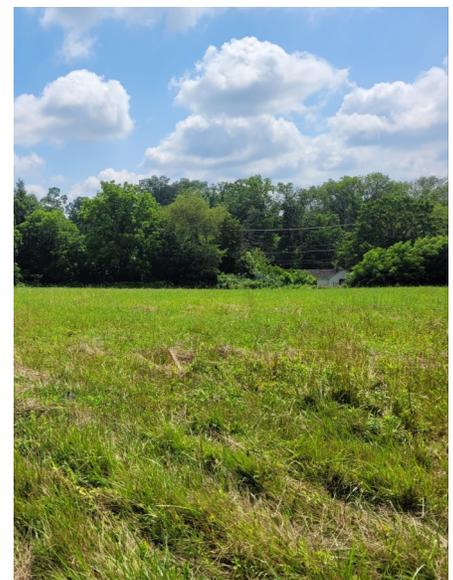


Lot Size/Acres: **7.3 Acres**
 School District: **Coatesville Area**
 Township: **West Brandywine**
 County: **Chester**
 Taxes: **\$4,862**
 Zoned: **R1—Agricultural/Residential**
 Type: **Cottage**

Construction: **Frame / Stucco**
 Roof: **Shingle**
 Square Feet: **640**
 Age, Condition: **1940, Poor**
 Flooring: **Carpet**
 Bedrooms: **2**
 Baths: **1 Full,**

Laundry: **Yes**
 Basement: **Yes**
 Fireplace: **No**
 Heating: **Oil Hot Air**
 Cooling: **Window A/C Units**
 Appliances: **Gas Range, Fridge**
 Deck/Porch: **7 x 16 Porch**

Garage: **No**
 Outbuildings: **22 x 32 Barn w/22 x 32 Attachment, 33 x34 Pole Barn, Mobile Home**
 Water: **On Site**
 Sewer: **On Site**



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