

TAX MAPS



★PERSONAL PROPERTY★

★2004 Dodge Caravan w/ Handicap Access, 61,500 +/- Miles★

★FARM & LAWN EQUIPMENT★

Massey Ferguson Model 1155 Tractor w/ Dual Rear Wheels & Full Cab w/ 3712 Hours, Hesston Rounder 5530 Baler, Taylorway 10' Rotary Mower, 18" Auger, Ferris Zero Turn Mower w/ 26 HP Engine, 52" Deck & 349 Hours, weed eaters & More

★QUALITY MECHANIC & MACHINIST EQUIPMENT & TOOLS★

Jet 1440 D Metal lathe w/ attachments (Nice), OTG 50 ton press w/ attachments, porta power, comealongs, HD chain hoists, 300 Gal & portable air tanks, bench vises, toolboxes, Snap On, Matco & other quality hand tools, large socket sets, electric and gas air compressors, (2) trash pumps, scaffold, auto tune up & emissions machines, oxygen tanks, dozer blade edges, HD chains, car stands, Milwaukee portable drill press, 24' I beams, cement mixer, & much more yet to uncover

★ANTIQUES, COLLECTABLES & FURNITURE & APPLIANCES★

Old grain scale, feed bins, child's size ice cream table & 4 chairs, Buddy L cash register, milk can, oak ice box stand, dresser & nightstand, Craftmatic bed, bed frame, bookcases, cedar chest, file cabinet, Whirlpool side by side refrigerator/freezer, LG gas dryer & More.

Visit Our Website For Photos.

★ **ABSOLUTE** ★
PUBLIC AUCTION

VALUABLE CHESTER CO. FARMETTE

1205 East Kings Highway

Coatesville, PA 19320

**Circa 1750 Stone Farmhouse w/ Detached 2 Car
Garage & Bank Barn on 11.9 Acres +/-**

**MF Model 1155 Dual Wheel Tractor, Farm & Lawn
Equipment, Quality Mechanics & Machinist Tools,
Antiques, Collectables, Furniture & Appliances**

★ **2004 Dodge Caravan w/ Handicap Access, 61,500 +/- Miles** ★

Tuesday, May 11, 2021 - 3:00 PM

Real Estate at 6:00 PM

Caln & W. Brandywine Twp – Coatesville Area School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 1205 E. Kings Highway, Coatesville, PA 19320

DATE: Tuesday, May 11, 2021 3 PM Real Estate at 6 PM

OWNER: William A Cleland, Estate

★FEATURES★

Circa 1750 Stone Farmhouse w/ det. 2 car garage and Large bank barn on a 11.9 acre +/- lot. Many possibilities here- don't miss it!!

Real Estate Sold to the Highest Bidder Regardless of Price

★SPECIAL FEATURES★

Updated Wood Laminate Flooring in Most Rooms

Kitchen with Some Original Cabinetry

Living Room Built in Bookcases

Ceiling Fans in Living, Dining, Kitchen & 2 Bedrooms

Floored Attic Storage

54'x70' Bank Barn w/ Lower Level Shop and Box Stalls, Plus a

24'x30' One Story Addition

1+ Acre Fenced Pasture Area

Real Estate Sold Subject to Act 319 Enrollment

★PURCHASE PRICE INCLUDES★

Electric Oven/Range

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by June 25, 2021.

Buyer pays all Realty Transfer Taxes.

Buyers have the opportunity to make an offer to purchase this property prior to the auction under the auction terms.

★OPEN FOR INSPECTION★

Wednesday, April 14, 2021 from 4-6^{pm} &

Saturday, April 17, 2021 from 1-3^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Rt. 30 Bypass at Coatesville take Rt. 82 North to Rt. 340 (Kings Hwy) Turn right to property on left at corner of Hurley Road.

The information contained in this brochure is believed to be accurate, but is not guaranteed.

STYLE: 2 Story Stone Farmhouse
YEAR BUILT: Circa 1750
LOT DESCR: 2 Tracts Totaling 11.9 Acres +/-
ZONING: Caln Twp R-2 Rural Residential
 W. Brandywine Twp R-2 Low to
 Medium Density Residential
TAX PARCEL: 39-03-0002 & 29-08-0030
DEED REF: 1582-357
LIVING AREA: 1,930 sf +/-

TAXES: **Caln Twp. & W. Brandywine Twp.**
YEAR: 2021
 \$3,163 **School:** Coatesville Area
 \$377 **County:** Chester
 \$336 **Municipal:** Caln & W. Brandywine Twp.
 \$3,876 **TOTAL**

3 Bedrooms 2 bath

ROOM	SIZE	LEVEL	COMMENT
FOYER	5'x6'	1 st	Wood Laminate
LIVING	13'x13'	1 st	Wood Laminate
DINING	13'x13'	1 st	Wood Laminate
KITCHEN	13'x18'	1 st	Vinyl
BEDROOM	13'x13'	2 nd	Wood Laminate
BEDROOM	9'x12'	2 nd	Wood Laminate
BEDROOM	13'x13'	2 nd	Wood Laminate

BATHS: One Full Bath on 1st & 2nd Floor
LAUNDRY: Room on 1st Floor w/ Gas Unit Heater
HEATING: Gas Hot Air
WATER HEATER: Electric
BASEMENT: Full/Concrete Floor Outside Entrance
GARAGE: 2 Car Detached
WINDOWS/DOORS: Insulated Replacement Windows
WATER: Well
SEWER: Onsite Septic
ROOF: Shingle

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