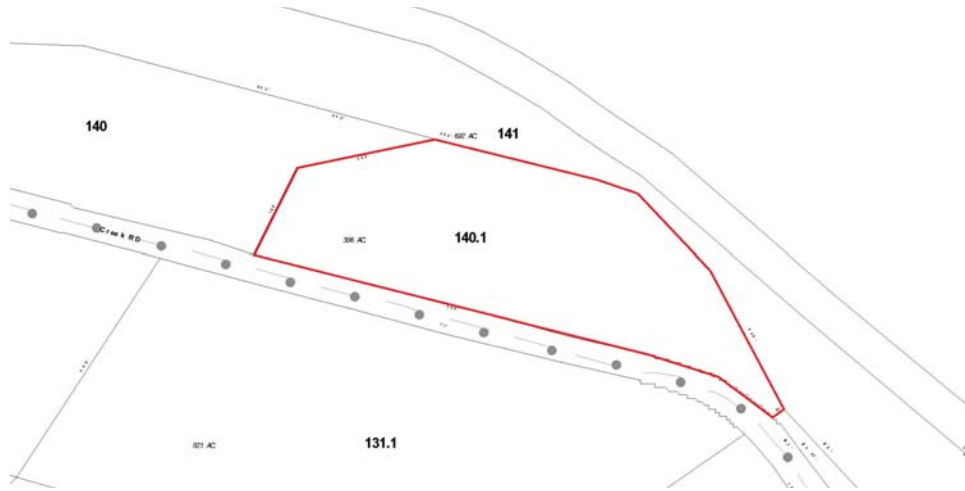


TAX MAP



FEMA Floodway



FEMA Floodplain



- 100 Year Floodplain
- 100 Year Floodplain (engineered)
- 500 Year Floodplain

PUBLIC AUCTION

CHESTER CO. COMMERCIAL PROPERTY
**4.4 Acres with 800' Go Cart Track,
Pit Area, Office, Food Stand & More**
Many Uses Possible!

1351 Creek Road, Glenmoore PA 19343
Wallace Twp – Downingtown Area Schools

Tuesday, October 17, 2017 - 6:00 PM



**BARR
DAVIS**
AUCTIONEERS, LLC
AY-002084

Barr/Davis Auctioneers, LLC
Route 30 & Pequea Ave
P.O. Box 7, Gap PA 17527
(717) 442-9221
(610) 384-8433
www.barrdavis.com

ADDRESS: 1351 Creek Road,
Glenmoore PA 19343

DATE: Tuesday, October 17, 2017 at 6:00^{pm}

OWNER: Clyde R. Cassell 3rd

★FEATURES★

4.4 Acre Tract of Land Bordering the Brandywine Creek.
800' Macadam Lighted Go Cart Track with Pit Area & Fencing.
Office, Food Stand, Bleachers & PA System. Ready to Operate.
Great Locations for Picnics, Events, BBQ Stand or Other Uses.
Seriously for Sale – Don't Miss It!

★PURCHASE PRICE INCLUDES ★

Bleachers
Picnic Tables
Track Lighting
Speakers for PA System

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by November 29, 2017.

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.

★DIRECTIONS★

From Downingtown, take Route 282 (Creek Rd) North to property on Right, just before the Village of Cornog.

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

LOT DESCR: 4.4 Acres +/- (Plot Plan on Back)
ZONING: Commercial
TAX PARCEL: 31-04-0140.0100
DEED REF: 8960-544

TAXES: **YEAR: 2017**
\$1,216 **School:** Downingtown
195 **County:** Chester
0 **Municipal:** Wallace Twp
\$1,411 **TOTAL**



14'x20' Office
With Electric



7'x14' Food Stand
With Electric &
Wall A/C Unit



50+ Car Stone
Parking Lot