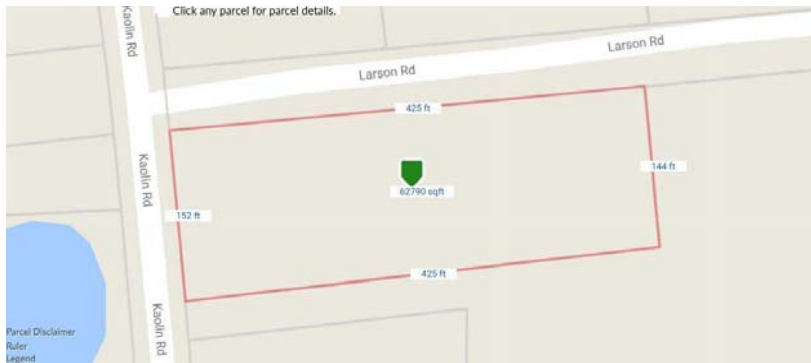


TAX MAP



Commercial Grade Woodworking Equipment, Guns, Antiques, Furniture, Jewelry, Collectables & HH Goods

Woodworking Equipment, Tools, Lawn/Garden

Powermatic table saw, Conestoga 6" joiner, Conestoga Sander, Clayton spindle sander, Delta bench top biscuit joiner, 18" Wood Master (planer, sander, joiner), Ryobi 16" auto feed flat sander, Delta 3 hp pin router, 1g drill press, 12" radial arm saw, Coleman 6 hp upright shop compressor, Conestoga dust collector, asst. hand and power tools, 8 hp wood chipper, 5 hp pressure washer, 5 hp Bolens snowblower, rototiller, shop-vac, torpedo heater, and more.

Guns & Fishing

Lead sinkers, bucktails, molds, lead & more.

Gun list coming soon!

Furniture & Appliances

Old painted corner cupboard, dry sink, round table, sofas, chairs, recliner, glasstop table, dinette, pie crust stand, end tables, coffee table, cedar chest, kneehole desk, chest of drawers, oak dresser, graduated chest of drawers, toy chests, brass bed, cupboard, refrig/freezer, washer and more.

Antiques, Collectables, HH Goods

Gold ladies watches, lots of good jewelry, wall & mantle clocks, teapot collection, ladies hat collection, turkey platter, dresser tray, Ray-o-lamp, floral wall plaques, flat iron, wall pocket, brass candle sticks, pictures, CI skillets, aluminum ware, 6 sets of SS catering pans & 1/2 pans, hanging flower pot, assorted good glassware, linens, stereo, TV, Singer sewing machine, old razors, records, sleds, mirror, rug and much more.

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE
**1 Story Masonry Home w/Attached
2 Car Garage on a 1.5 Acre^{+/-} Lot**
*Commercial Grade Woodworking Equipment, Guns,
Antiques, Furniture, Jewelry, Collectables, HH Goods*

150 Kaolin Road

Coatesville PA 19320

West Caln Twp - Coatesville Area Schools

Wednesday, March 28, 2018 - 2:00 PM

Real Estate Offered at 6:00^{pm}

Blizzard Date: Thursday, March 29, 2018 · 2:00^{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: 150 Kaolin Road, Coatesville PA19320

DATE: Wed., March 28, 2018 · 2:00^{pm}
Real Estate Offered at 6:00^{pm}

OWNER: Estate of Florence M. Trace

★FEATURES★

Masonry One Story Home with Attached 2 Car Garage on a 1.5+/- Acre Lot of Land. Needs Some Updating, but a Solid House on a Nice Lot Close to Hibernia Park.

★SPECIAL FEATURES★

Living Room Hardwood Flooring;
9'x20' Enclosed Front Porch;
9'x11' Enclosed Back Porch with Laundry;

★PURCHASE PRICE INCLUDES ★

Electric Oven/Range

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by May 18, 2018.

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★

Wed., January 31, 2018 from 4-6^{pm} &

Sun., February 4, 2018 from 2-4^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Rt 30 Bypass at Coatesville, take Rt 82 North to Left on Cedar Knoll Rd, Right on Kaolin Rd, Property on Right.

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

STYLE: 1 Story

YEAR BUILT: 1952+/-

LOT DESCR: 1.5+/- Acres

ZONING: Residential

TAX PARCEL: 28-06-0033

DEED REF: 5469-1641

LIVING AREA: 1,213+/- SF

TAXES: **YEAR: 2017**

\$3,777

School: Coatesville

473

County: Chester

108

Municipal: West Caln Twp

\$4,358

TOTAL

3 Bedrooms 1 bath

ROOM	SIZE	COMMENT
LIVING	14x17	Hardwood
KITCHEN	10x14	Linoleum
BEDROOM	13x14	WW Carpet
BEDROOM	11x12	Wood Laminate
BEDROOM	9x9	Softwood

BATHS: 1 full bath on main floor

LAUNDRY: Area in enclosed back porch

HEAT/COOL: Oil hot air/central AC

WATER HEATER: Electric

BASEMENT: Partial/outside entrance

GARAGE: Attached 2 car

WINDOWS: Insulated replacement/
aluminum with screens

WATER: On site well

SEWER: On site septic

ROOF: Shingle

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