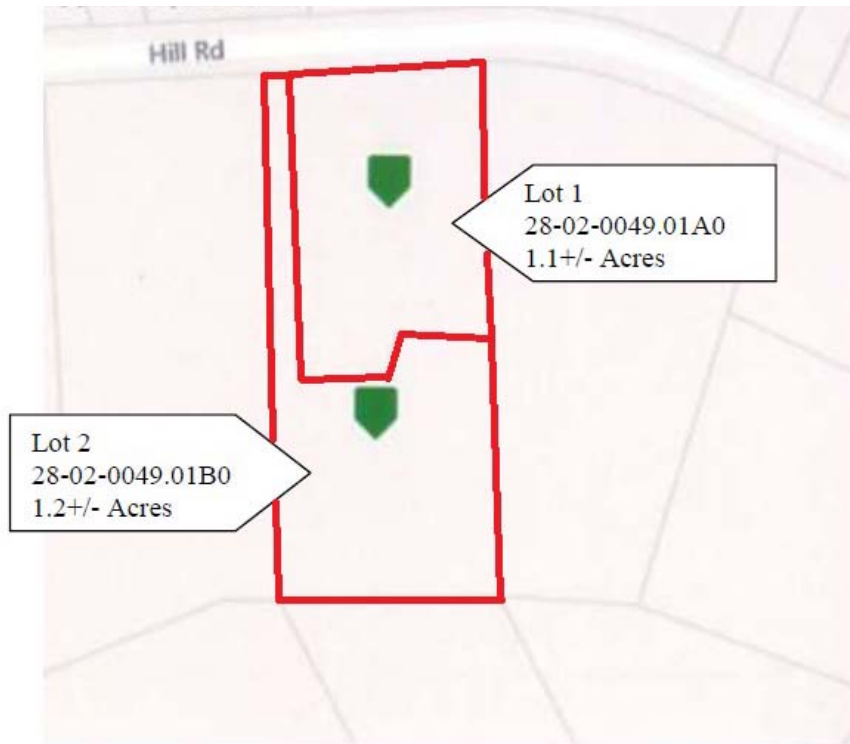


TAX MAP



PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

2 Adjoining Building Lots

1.1+/- & 1.2+/- Acres

With Current Mobile Home Rental Spaces

Separate Septic Systems, Shared Well

Any Builder, No Deed Restrictions

372 & 374 Hill Road

Honey Brook PA 19344

W. Caln Twp. - Coatesville Area Schools

Tuesday, September 12, 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: 372 & 374 Hill Rd,
Honey Brook PA 19344

DATE: Tuesday, September 12, 2017 6:00^{pm}

OWNER: Manning F. & April C. Stauffer

★FEATURES★

Great Income Opportunity or Homesite

Country Located Building Lots With
No Deed Restrictions Or Builder Tie-Ins.

Lots Have Open Areas and Woodland.

372 Hill Road is currently rented on a month to month
basis for \$400/mo. land rent.

374 Hill Road is vacant and previously rented monthly
for \$400 mo. land rent.

Seriously For Sale – Don't Miss It!

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by October 13, 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 Route 340 West of Wagontown, take Sandy Hill Rd North
to Left on Hill Rd to Lots on Left.

***Both Lots Are Zoned R-1
(Residential)***

LOT 1

(currently rented at \$400/mo. land rent)

LOT DESCR: 1.1+/- Acres
TAX PARCEL: 28-02-0049.01A0
FEATURES: Well & On-Site Septic System
TAXES: 2017/2018

| | |
|-----------|-------------------------------|
| \$1,090 | School: Coatesville |
| 136 | County: Chester |
| <u>31</u> | Municipal: W. Caln Twp |
| \$1,258 | TOTAL |

LOT 2

(previously rented at \$400/mo. land rent)

LOT DESCR: 1.2+/- Acres
TAX PARCEL: 28-02-0049.01B0
FEATURES: On-Site Septic System &
New Electric Service
TAXES: 2017/2018

| | |
|-----------|-------------------------------|
| \$1,137 | School: Coatesville |
| 142 | County: Chester |
| <u>33</u> | Municipal: W. Caln Twp |
| \$1,312 | TOTAL |