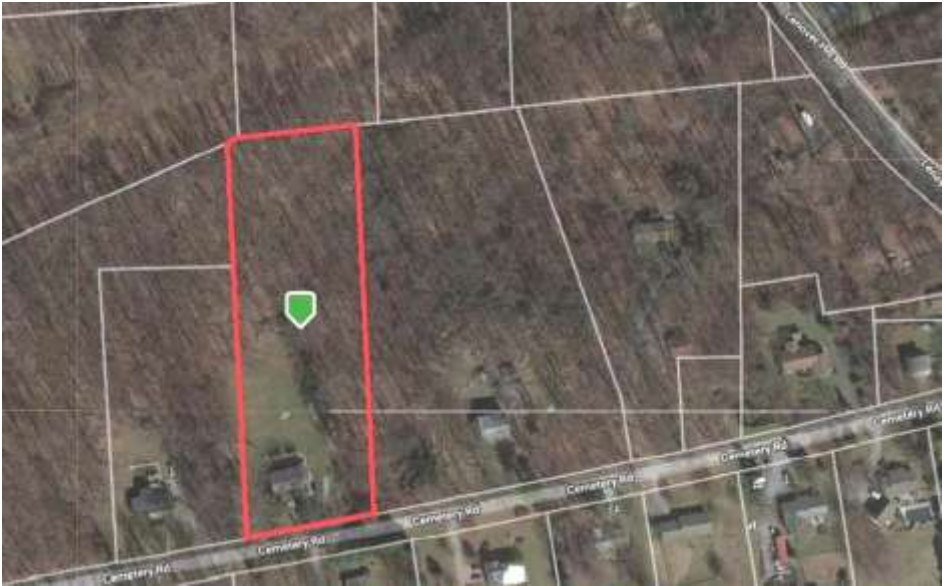


# TAX MAP



# PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**3979 Cemetery Road  
Parkesburg, PA 19365**

**Updated and Well Kept One Story Home on  
a 3 Acre +/- Partially Wooded Lot. Great  
Location on a Dead End Road w/ Easy Access  
to Major Routes.**

**Thursday, May 30, 2019 – 6:00 PM**

West Sadsbury Twp – Octorara Area Schools



**BARR  
DAVIS**  
AUCTIONEERS, LLC

(717) 442-9221  
(610) 384-8433  
[www.barrdavis.com](http://www.barrdavis.com)  
AY-002084

---

**ADDRESS:** 3979 Cemetery Road, Parkesburg, PA 19365

---

**DATE:** Thursday, May 30, 2019 – 6:00 PM

---

**OWNER:** Gerald L. & Linda M. Cox

---

**★FEATURES★**

Gerald L. & Linda M. Cox Great Locations on a Dead End Road with East Access to Major Routes. Seriously For Sale – Don't Miss it

**★SPECIAL FEATURES★**

Huge Master Bedroom Addition w/ Full Bath & Lots of Closet Space  
Full Daylight Finished Basement w/ Family Room, ½ Bath, Laundry,  
Utility, & Storage Rooms with Propane & Electric Unit Heaters

8'x12' Upper Level Deck off Master Bedroom

19'x48' +/- Rear Lower Level Deck

6'x10' Updated Back Porch

6'x14' Covered Front Porch

12'x20' Storage Barn w/ Overhead Door Access w/ Electric

14'x14' & 10'x10' Storage Barns

**★PURCHASE PRICE INCLUDES ★**

Refrigerator

Built in Dishwasher

Microwave/Fan Hood

Oven/Range

500 Gallon Propane Tank

Window Treatments

(3) Storage Barns

**★REAL ESTATE AUCTION TERMS★**

10% Down payment day of Auction.

Balance by July 12, 2019.

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★**

Sunday, April 28, 2019 from 2-4<sup>pm</sup> &

Monday, April 29, 2019 from 4-6<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

**★DIRECTIONS★**

From Rt. 30 & Rt. 10 Intersection, Take Rt. 10 South Approximately ½ Mile to Leike Rd, Turn Right to Limestone Rd (1<sup>st</sup> Left), Turn Left Past Strasburg Ave to Cemetery Rd, Turn Right to Property on Right.

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

**STYLE:** One Story Ranch  
**YEAR BUILT:** 1958  
**LOT DESCR:** 3 Acres+/- (Plot Plan on Back)  
**ZONING:** Residential  
**TAX PARCEL:** 36-05-0055  
**DEED REF:** 4443-1000  
**LIVING AREA:** 1,240 Sq. Ft

**TAXES: YEAR: 2018/2019**

\$4,435      **School:** Octorara Area  
 \$485        **County:** Chester  
 \$289        **Municipal:** West Sadsbury Twp  
 \$5,209      **TOTAL**

**3 Bedrooms 2 1/2 bath**

ROOM	SIZE	LEVEL	COMMENT
LIVING	11'x18'	1 <sup>st</sup>	Wall to Wall Carpet
KITCHEN	11'x12'	1 <sup>st</sup>	Vinyl
FAMILY	17'x23'	Lower	Painted Concrete
BEDROOM	11'x11'	1 <sup>st</sup>	Wall to Wall Carpet
BEDROOM	19'x28'	1 <sup>st</sup>	Wall to Wall Carpet
BEDROOM	8'x11'	1st	Wall to Wall Carpet

**BATHS:** 2 Full Baths on 1<sup>st</sup> Floor. ½ Bath on Lower  
**LAUNDRY:** Area in Basement W/ Wall to Wall Carpet  
**HEATING:** Electric Baseboard Heat Pump/Central A/C  
**WATER HEATER:** Electric  
**BASEMENT:** Full/Daylight/Improved/Outside Entrance  
**GARAGE:** Off Street Parking  
**WINDOWS/DOORS:** Insulated Replacement Windows  
**WATER:** Well  
**SEWER:** On Site Septic  
**ROOF:** Shingle

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