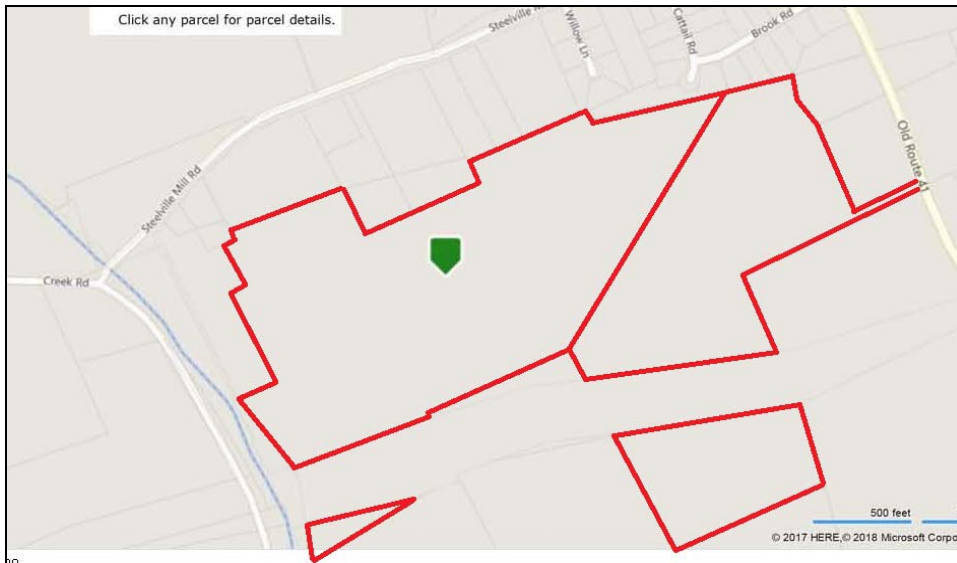


TAX MAP



★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by May 3, 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★

Thursday, February 15, 2018 from 3-5^{pm} &

Sunday, February 18, 2018 from 2-4^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Rt 41 & Rt 372 at Atglen, take Rt 372 West to stop, turn Left on Fallowfield Road to property on Right after Steelville Mill Rd.

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

104+/- Acre Farm

**1½ Story Log Home, In-ground Pool,
Bank Barn, Fenced Pastures & More!**

580 Fallowfield Rd, Atglen PA 19310

Tuesday, March 13, 2018 - 6:00 PM

Blizzard Date: March 15, 2018 · 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: 580 Fallowfield Rd, Atglen PA 19310

DATE: Tuesday, March 13, 2018 · 6:00^{pm}

OWNER: Judson E & Stayce Hawthorne

★FEATURES★

Spectacular 104+/- acre farm with a custom 1½ story log home and outbuildings with valley views and abundant wildlife.

Approx. 60 acres tillable (10 acres currently fenced pastures area) and 40 acres of mature woodland. Seriously for sale and great opportunity to purchase a quality property at auction.

★SPECIAL FEATURES★

Living room stone fireplace w/woodstove & cathedral ceiling; Custom island kitchen with breakfast room & granite counters;

Formal dining room;

1st floor master suite w/full Jacuzzi bath, walk-in cedar closet & 12'x18' private deck;

2nd floor loft area w/built-in bookcases;

Full finished daylight basement with family room with bar, possible 4th bedroom, den/office & full bath w/steam shower;

7'x40' covered front porch; 12'x29' & 32'x32' decks;

Sylvan 18'x41' 9' depth heated in-ground pool w/poolhouse.

★OUTBUILDINGS★

36'x48' 1½ story horse barn with 11'x48' forebay, 6 box stalls, heated washbay & tackroom & 2nd floor hay storage;

32'x40' steel building with 4 box stalls;

5 run-in sheds.

Note: Chicken coop reserved.

★PURCHASE PRICE INCLUDES★

Ceiling fans (3)	4 th BR built-in flat screen TV
Refrigerators (2)	Microwave/convection oven
Electric wall oven	Jennaire Propane cooktop
Window treatments	Built-in dishwasher
Security system	1,000 gallon propane tank
Water conditioner	Woodstove

STYLE: 1 ½ Story Log Home
YEAR BUILT: 1998+/-
LOT DESCR: 104+- Acres
ZONING: Agricultural
TAX PARCEL: 44-1-2, 44-1-5, 44-1-9, 44-1-2.01C
DEED REF: 4963-1138, 1071-690, 5497-49
LIVING AREA: 2,915+/- SF

3 or 4 Bedrooms 3½ baths

ROOM	SIZE	LEVEL	COMMENT
LIVING	19x27	1 st	Yellow pine
DINING	12x11	1 st	Yellow pine
KITCHEN	12x14	1 st	Yellow pine
LOFT	10x14	2 nd	Yellow pine
BEDROOM	20x16	1 st	Yellow pine/WW Carpet
BEDROOM	16x14	2 nd	Yellow pine/WW Carpet
BEDROOM	11x10	2 nd	Yellow pine/WW Carpet
BEDROOM	12x13	Lower	Wood laminate
FAMILY	19x19	Lower	Ceramic tile
SITTING AREA	7x9	Lower	Ceramic tile
DEN/OFFICE	12x15	Lower	Ceramic tile

BATHS: 1½ on 1st, full on 2nd, full on lower

LAUNDRY: Closet off kitchen

HEATING/COOLING: Main: Propane hot air/central AC
Lower: Elec. radiant floor heat

WATER HEATER: Propane

BASEMENT: Full/daylight/finished

GARAGE: 2 car built-in w/electric openers

WINDOWS/DOORS: Insulated windows & doors

WATER: On site well

SEWER: On site septic

ROOF: Shingle

61.1 Ac	1.3 Ac	11.7 Ac	30 Ac	2017 Taxes Act 319/515
<u>2</u>	<u>5</u>	<u>9</u>	<u>2.1C</u>	
\$215	\$3	\$265	\$8,902	Octorara SD
24		30	895	Chester Co.
<u>11</u>		<u>13</u>	<u>410</u>	W. Fallowfield Twp.
\$250	\$3	\$308	\$9,397	TOTAL \$12,208