

PUBLIC AUCTION

VALUABLE CHESTER COUNTY REAL ESTATE

West Fallowfield Twp – Octorara Schools

580 Fallowfield Road, Atglen PA 19310

104+ Acre Farm – Zoned Agricultural

*Custom 1 ½ Story Log Home, 6 Stall Horse Barn,
Steel Building, Fenced Pastures & Spring-Fed Pond
60+/- Acres Tillable; 40+/- Acres Mature Woodland*

Tuesday, March 13, 2018 · 6:00^{pm}

Blizzard Date: March 15, 2018 · 6:00^{pm}

DIR: 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.



★REAL ESTATE★

104+ acre farm with spectacular views, abundant wildlife & well kept improvements. Custom 1½ story log home with 2,915+ SF plus finished daylight basement; 3 or 4 bedrooms; 3½ baths; custom island kitchen w/granite counters & breakfast bar; living room cathedral ceiling w/stone fireplace/ woodstove; formal dining room; 1st floor master suite with deck; loft area; finished daylight basement with family room w/bar, possible 4th bedroom, den/office & full bath w/steam shower. Covered front porch; 2 decks; heated in-ground pool w/pool house. Outbuildings include: 36'x48' horse barn w/11'x48' forebay, 6 box stalls, heated wash bay & tack room w/2nd floor hay storage; 80'x170' outdoor riding ring; approx. 10 acres fenced pasture w/5 run-in sheds; 32'x40' steel building w/4 box stalls; 16'x24' detached block garage; well house, spring-fed pond & more. On site well & septic.

This property is seriously for sale and deserves your attention!

★OPEN FOR INSPECTION★

Thursday, February 15, 2018 from 3-5^{pm} & Sunday, February 18, 2018 from 2-4^{pm}

★TERMS★

10% Down at Auction. Balance by Balance by May 3, 2018. Buyer pays all Realty Transfer Taxes.

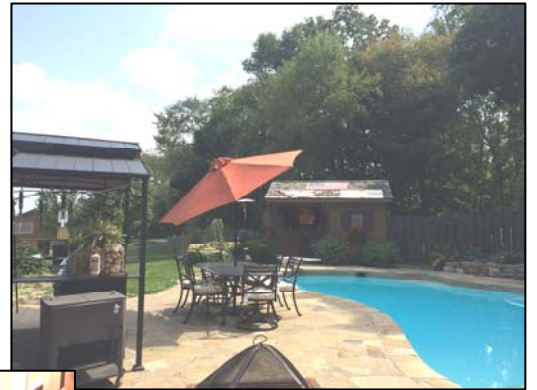
FOR: Judson E. & Stayce Hawthorne



Barr/Davis Auctioneers, LLC
P.O. Box 7, Gap PA 17527
(717) 442-9221
(610) 384-8433

Announcements Day of Auction Take
Precedence Over Previous Advertising
AY-002084
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Upcoming Auctions

Tues. February 20, 2018 · 5:00^{pm} 154 Strasburg Pike, Lancaster PA 17602
Wed. February 28, 2018 · 3:00^{pm} (real estate at 5:00^{pm}) 145 Wilmington Road, Coatesville PA 19320
Sat. March 3, 2018 · 10:00^{am} (real estate at 12:00 noon) 207 Harrison Avenue, Christiana PA 17509
Tues. March 13, 2018 · 6:00^{pm} 580 Fallowfield Road, Atglen PA 19310
Tues. March 13, 2018 · 6:30^{pm} (to be held at 580 Fallowfield Rd)..... 848 Steelville Mill Road, Atglen PA 19310
Wed. March 14, 2018 · 3:00^{pm} (real estate at 6:00^{pm})..... 604 5th Avenue, Parkesburg PA 19365
Wed. March 28, 2018 · 2:00^{pm} (real estate at 6:00^{pm}) 150 Kaolin Road, Coatesville PA 19310

Buyers have the opportunity to make an offer to purchase these properties prior to the auction under the auction terms. Call Auctioneers for complete terms, brochure or private showing.

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