

# TAX MAP



# PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**5662 Strasburg Road**

**Atglen, PA 19310**

**Large Custom Built One Story Home  
with Attached 2 Car Garage & a 30'x40'  
Pole Barn on a 1.4 Acre +/- Landscaped**

**Lot. Great Location-Don't Miss it!**

**Wednesday, March 12, 2025 - 4:00 PM**

West Sadsbury Twp – Octorara Area School District



**BARR  
DAVIS**  
AUCTIONEERS, LLC

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[www.barrdavis.com](http://www.barrdavis.com)

AY-002084

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**ADDRESS:** 5662 Strasburg Road, Atglen, PA 19310

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**DATE:** Wednesday, March 12, 2025 – 4 PM

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**OWNER:** Harry L. Cochran, III & Michelle M. Cochran

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### ★FEATURES★

Custom Doutrich Built One Story Home w/Attached 2 Car Garage and a 30'x40' Pole Barn on a Landscaped 1.4 Ac +/- Lot Bordering Farmland to Rear. Seriously for Sale-Don't Miss it!

### ★SPECIAL FEATURES★

Large Living Room w/ Propane Fireplace Custom Cherry Eat in Kitchen w/ Granite Counters & Ceramic Backlash  
Hardwood Flooring in Foyer & Kitchen  
Large Primary Bedroom w/ Full Bath & Walk in Closet  
Den/Office could be 4<sup>th</sup> Bedroom  
Insulated Attached 2 Car Garage  
Full Basement w/ Superior Precast Walls  
Central Vac & Exterior Generator Hook Up  
12'x16' Composite Deck to Rear  
6'x12' Covered Front Porch  
30'x40' Pole Barn w/ Electric & 10'x18' Overhead Door

### ★PURCHASE PRICE INCLUDES★

Propane Oven/Range	Dishwasher New 2/24
Refrigerator in Kitchen	Microwave Fan/Hood
1,000 Gal Propane Tank	Garbage Disposal New 10/24
Water Conditioning System	Custom Window Treatments

### ★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction. Balance by April 30, 2025.  
Buyer pays all Realty Transfer Taxes.

### ★OPEN FOR INSPECTION★

Thursday, February 13, 2025 from 3-5<sup>pm</sup> &  
Sunday, February 16, 2025 from 1-3<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

### ★DIRECTIONS★

From Route 41 in Gap at Turkey Hill take Strasburg Road East approximately 2 Miles to property on left past Zook Road.

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

**STYLE:** Doutrich Custom Built Ranch  
**YEAR BUILT:** 2004  
**LOT DESCR:** 1.4 Acres +/- (Plot Plan on Back)  
**ZONING:** RLD-Low Density Residential  
**TAX PARCEL:** 36-04-0005.0400  
**DEED REF:** 362360  
**LIVING AREA:** 2,358 sq ft +/-

**TAXES:**           **YEAR: 2024**  
 \$6,372           **School:** Octorara Area  
 \$685           **County:** Chester  
 \$1,055       **Municipal:** West Sadsbury Twp  
 \$8,113       **TOTAL**

**3 Bedrooms 2.5 baths**

<b>ROOM</b>	<b>SIZE</b>	<b>LEVEL</b>	<b>COMMENT</b>
<b>FOYER</b>	9'x9'	1 <sup>st</sup>	Hardwood
<b>LIVING</b>	19'x22'	1 <sup>st</sup>	Wall to Wall Carpet
<b>DEN/OFFICE</b>	11'x12'	1 <sup>st</sup>	Wall to Wall Carpet
<b>KITCHEN</b>	14'x24'	1 <sup>st</sup>	Hardwood
<b>FAMILY</b>	12'x13'	1 <sup>st</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	16'x17'	1 <sup>st</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	12'xXX'	1 <sup>st</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	12'x12'	1 <sup>st</sup>	Wall to Wall Carpet

**BATHS:** 2 Full Baths, 1 Half Bath  
**LAUNDRY/MUDROOM:** 6'x8' on 1<sup>st</sup> Floor with Tub  
**HEATING:** Propane Hot Air  
                   Central A/C New 8/23  
**WATER HEATER:** Propane New 3/22  
**BASEMENT:** Full/Unimproved/Outside Entrance  
**GARAGE:** Oversized Att. 2 Car Garage  
**WINDOWS/DOORS:** Insulated Windows & Doors  
**WATER:** Well  
**SEWER:** Onsite (Pumped 7/23)  
**ROOF:** Shingle

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