

TAX MAP



★PERSONAL PROPERTY★

★Equipment, Tools & Lawn & Garden★

2023 Kubota Z252 24 HP zero turn mower w/ 54" deck-like new, Kubota VX1860 tractor 4wd 803 hrs w/ LA 203 loader & 60" mower deck, John Deere lawn tractor 102 55pd, John Deere lawn tractor S100 w/ 138 hrs, Honda EG 5000L generator, Husky air compressor. Ryobi pressure washer, Craftsman 8" drill press, B&D radial arm saw, bench grinder, Craftsman tool box, bench vise, floor jack, engine hoist, assorted power & hand tools, extension ladder, step ladder, gas cans, oilers, Stihl hand held blower, grinding wheel, plow, hitching posts, bird baths & feeders, iron kettle & stand, wicker furniture, patio furniture, scooter carrier, Blackstone flat top, picnic tables, Troy Built snowblower & more.

★Vive 4 Wheel Scooter-Low Hours★

★Furniture & Household Goods★

Howard Miller mantle clock, anniversary clock, oak extension table & 5 chairs, oak hutch, corner cabinet, hall table, sofa, Ebersol chairs, end tables, oak cabinet, full size 5 pc bedroom set, 3 pc full size bedroom set, chest of drawers, record cabinet, adjustable bed frame, china cabinet, rooster, mill & rooster lamps, Conestoga wagon lamp, Visio flat screen, Singer sewing machine, Whirlpool refrigerator, Frigidaire upright freezer, Whirlpool washer & dryer, countertop appliances, mushroom canister set, pots & pans, utensils, log cabin replica, iron horse & eagles sleigh bells, hanging oil lamp, horse hunt horn, draw knife, 8 retro bar stools & more.

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

4709 Church Road, Atglen, PA 19310

**One Story Home with Attached Garage on
a 1^{+/-} Acre Lot**

*2023 Kubota Z252 Zero Turn Mower, Kubota VX
1860 4WD Tractor w/ Loader, John Deere 5100 &
102 Lawn Tractors, Troy Built Snow Blower, Wood
Working Tools, Antiques, Furniture, & HH Goods*

Wednesday, May 1, 2024 - 1:00 PM

Real Estate to be Sold at 6 PM

West Sadsbury Twp – Octorara School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 4709 Church Road, Atglen, PA 19310

DATE: Wednesday, May 1, 2024 - 1 PM Real Estate at 6 PM

OWNER: Truman Walter Gibson Trustee of the Truman Walter Gibson and Dorothy M. Gibson Revocable Living Trust and/or Truman W. Gibson, Estate

★FEATURES★

Well-built one-story home with attached 2 car garage and small barn on a 1 acre +/- lot. Great locations with easy access to major routes

★SPECIAL FEATURES★

Large Living Room with Stone Fireplace w/ stove insert
Maple Kitchen with Breakfast Bar
Hardwood floors in Living & Dining Rooms and all Bedrooms
Lighted Closets
20'x23' Deck with Stairs
28'x35' Detached Barn/Shop

★PURCHASE PRICE INCLUDES★

Electric Oven/Range

Wood Stove Insert

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction. Balance by June 14, 2024.
Buyer pays all Realty Transfer Taxes.

★OPEN FOR INSPECTION★

Thursday, April 4, 2024 from 4-6^{pm} &
Sunday, April 7, 2024 from 1-3^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 30 at Lancaster/Chester County line take Swan Road South to Church Road (At Maple Grove Church). Turn left to property on left.

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

STYLE: One Story
YEAR BUILT: 1963
LOT DESCR: 1 Acre +/- (Plot Plan on Back)
ZONING: 36-05-0023.01A0
TAX PARCEL: 9638-2163
DEED REF: 9638-2163
LIVING AREA: 1,314 sq ft +/-

TAXES: **YEAR: 2023**
 \$4,493 **School:** Octorara
 \$487 **County:** Chester
 \$535 **Municipal:** West Sadsbury Twp.
 \$5,515 **TOTAL**

3 Bedrooms 1 1/2 bath

| ROOM | SIZE | LEVEL | COMMENT |
|----------------|-------------|-----------------|----------------|
| FOYER | 4'x6' | 1 st | Hardwood |
| LIVING | 12'x27' | 1 st | Hardwood |
| DINING | 11'x13' | 1 st | Hardwood |
| KITCHEN | 10'x11' | 1 st | Vinyl |
| BEDROOM | 12'x16' | 1 st | Hardwood |
| BEDROOM | 11'x12' | 1 st | Hardwood |
| BEDROOM | 9'x12' | 1 st | Hardwood |

BATHS: Full Bath 1st Fl 1/2 Bath Lower Level
LAUNDRY: Area in Basement
HEATING: Oil Hot Air/Central A/C
WATER HEATER: Electric
BASEMENT: Full/Outside Entrance
GARAGE: Attached 2 Car
WINDOWS/DOORS: Some Replacement
WATER: Well
SEWER: On Site Septic
ROOF: Shingle

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