

# TAX MAP



## ★PERSONAL PROPERTY★

### ★Antiques, Collectables, & Household Goods★

Mickey Mouse handcar, Lionel trainset & transformer, HO Big Mike Engine-new in box, vintage luggage, rocking horse, walking sticks, Flintstone jelly jars, Watt ware, Davy Crockett bowls, Ranger Joe mugs, Shirley Temple pitchers & bowl, Gap Town clock & local plates, Pyrex, Corningware, cookbooks, matching cookie jar, sugar bowl & tea pot, Hess trucks-New in Box, Winross-New in box, Earnhardt collectables, signed Sandy Koufax baseball, Reproduction Babe Ruth baseball, pitcher collection, blue Carnival glass vase, quilts, linens, pots, pans, utensils

Monticello Garden 6/100 by Suk Shugrie-Lancaster

### ★Furniture★

Maple dining room set: table with leaves, 6 chairs, corner cabinet & hutch, drop leaf table, matching-sofa loveseat and chair, twin bed, maple dressers & nightstand, blonde dresser, set of drawers & blanket chest, 4 pc oak queen size bedroom set, hutch, utility & filing cabinets, metal wardrobe, early wall mirror, lamps, pictures, doll highchair, child's wicker rocker, wooden crib playpen, child's step stool & more

### ★Tools & Lawn & Garden★

Push mower, assorted hand & yard tools, step ladder, golf clubs & more

# ★ INVESTOR ALERT ★ PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE

48 & 50 Broad Street

Christiana, PA 17509

**Both Sides of a Well-Kept Twin Dwelling Sold Separately  
Each on a .08 Acre Level Lot. Great Investment**

**Antiques, Furniture, Glassware, Collectables and HH Goods**

**Wednesday, June 14, 2023 - 3:00 PM**

Real Estate Offered at 6:00 PM

Christiana Boro – Octorara School District



**BARR  
DAVIS**  
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

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

AY-002084

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**ADDRESS:** 48 & 50 Broad Street, Christiana, PA 17509

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**DATE:** Wednesday, June 14, 2023 3 PM (Real Estate at 6 PM)

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**OWNER:** Dorothy R. Hirst

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**★FEATURES★**

Well kept twin dwelling with each side on a .08 +/- Acre level lot. Great to live in on one side and rent the other side or as an investment. Seriously for sale-  
Don't miss it

**★REAL ESTATE AUCTION TERMS★**

10% Down payment day of Auction. Balance by July 28, 2023.  
Buyer pays all Realty Transfer Taxes.

**★OPEN FOR INSPECTION★**

Wednesday, May 17, 2023 from 4-6<sup>pm</sup> &  
Sunday, May 21, 2023 from 1-3<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

**★REAL ESTATE METHOD OF SALE★**

The real estate will be offered choice of 48 or 50 Broad Street to the highest bidder subject to seller confirmation of the sale price. If confirmed by the seller, the highest bidder can choose either 48 or 50 Broad Street at the bid price. The high bidder will also have the option to purchase the other side at the same price. If the highest bidder only takes one side the other side will be offered again to the highest bidder subject to seller confirmation.



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

**48 Broad Street, Christiana, PA 17509**

**3 Bedrooms 1 bath**

<b>ROOM</b>	<b>SIZE</b>	<b>LEVEL</b>	<b>COMMENT</b>
<b>LIVING</b>	11'x17'	1 <sup>st</sup>	Wall to Wall Carpet
<b>DINING</b>	11'x17'	1 <sup>st</sup>	Wall to Wall Carpet
<b>KITCHEN</b>	11'x11'	1 <sup>st</sup>	Vinyl
<b>BEDROOM</b>	11'x11'	2 <sup>nd</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	11'x11'	2 <sup>nd</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	11'x11'	2 <sup>nd</sup>	Wall to Wall Carpet

1,818 sq. ft. +/- Tax ID: 060-2236-0-0000

Full bath on 2<sup>nd</sup> Floor, laundry room on 1<sup>st</sup> floor. Partial basement with concrete floor, oil hot air heat, gas hot water heater, public water and sewer. Includes electric oven range. Currently tenant occupied but will be vacant at settlement.

Total Taxes \$3,698

**50 Broad Street, Christiana, PA 17509**

**3 Bedrooms 1 bath**

<b>ROOM</b>	<b>SIZE</b>	<b>LEVEL</b>	<b>COMMENT</b>
<b>LIVING</b>	11'x17'	1 <sup>st</sup>	Softwood
<b>DINING</b>	11'x17'	1 <sup>st</sup>	Softwood
<b>KITCHEN</b>	11'x11'	1 <sup>st</sup>	Vinyl
<b>BEDROOM</b>	11'x11'	1 <sup>st</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	10'x11'	2 <sup>nd</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	11'x11'	2 <sup>nd</sup>	Wall to Wall Carpet

1,868 sq ft +/- Tax ID: 060-19902-0-0000

Full bath on 2<sup>nd</sup> Floor, laundry/enclosed porch on 1<sup>st</sup> floor. Partial basement with concrete floor, gas hot air heat/central A/C, public water and sewer. Includes gas oven/range, refrigerator, built in dishwasher. Vacant at settlement.

Total Taxes \$3,854