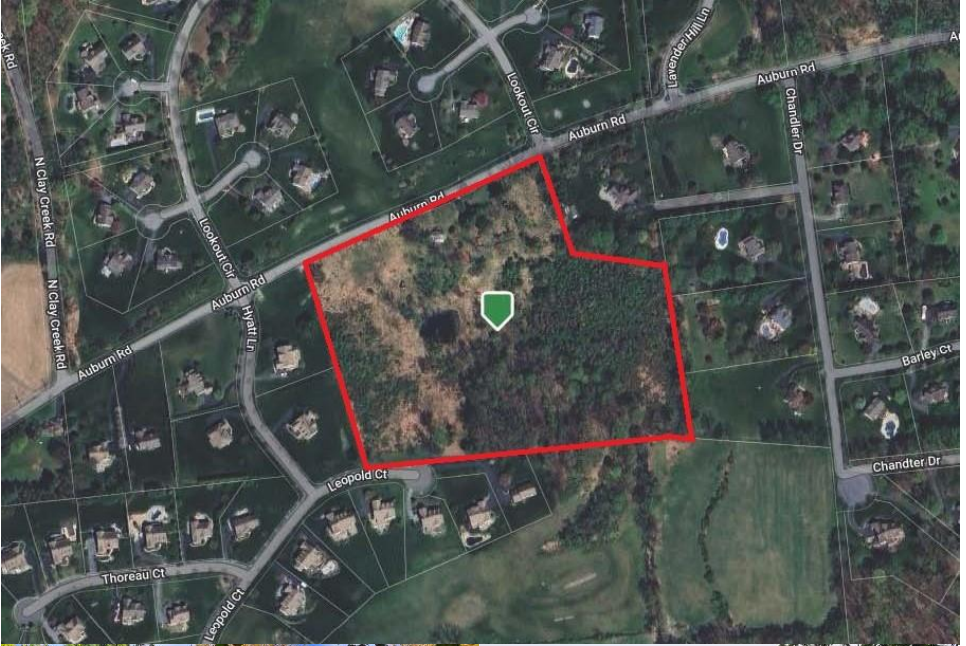


TAX MAP



PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

542 Auburn Road

Landenberg, PA 19350

**Circa 1880s Stone Farmhouse w/ Additions
Situated on a 15 Acre ^{+/-} Tract of Land with
an Onsite Spring Fed Pond. Great Country
Location with Easy Access to Major Routes-
Don't Miss it!**

Wednesday, September 4, 2024 - 6:00 PM

Franklin Twp – Avon Grove School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 542 Auburn Road, Landenberg, PA 19350

DATE: Wednesday, September 4, 2024 – 6 PM

OWNER: Robert T. Warden, Jr. & Susan Beth Warden

★FEATURES★

Circa 1880s Stone Farmhouse w/ Additions. This is Ripe for Restoration with Many Original Features. Situated on a 15 Acre ^{+/-} Tract of Land with an Onsite Spring Fed Pond, Tillable Acreage and Woodland. Great Country Location with Easy Access to Major Routes-Don't Miss it!

★SPECIAL FEATURES★

Living Room Brick Fireplace	Dining Room Built in Cabinet
Kitchen Propane Fireplace	11'x20' Covered Front Porch
8'x24' Covered Rear Porch	8'x16' Enclosed Rear Porch
Fenced Front Yard	Spring with Springhouse
Former Barn & Outbuilding Stone Foundation	
Tillable Acreage and Woodland	

Note: Property has a Conservation Easement and cannot be subdivided. There is a 2 Acre +/- buildable area surrounding the existing dwelling and former outbuilding foundations

★PURCHASE PRICE INCLUDES★

Oven/Range	Refrigerator
Dishwasher	Washer/Dryer
Water Conditioner	

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction. Balance by October 15, 2024.
Buyer pays all Realty Transfer Taxes.

★OPEN FOR INSPECTION★

Thursday, August 15, 2024 from 4-6^{pm} &
Sunday, August 18, 2024 from 1-3^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 41 South of Avondale turn on Penn Green Road approximately 2 miles to Auburn Road. Turn right to property ½ mile on left.

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

STYLE: Stone Farmhouse w/ Additions
YEAR BUILT: 1886
LOT DESCR: 15 Acre +/- (Plot Plan on Back)
ZONING: Agricultural Residential
TAX PARCEL: 72-03-0023.0100
DEED REF: 10984-1263
LIVING AREA: 1,940 sq ft +/-

TAXES: **YEAR: 2024**
 \$3,189 **School:** Avon Grove
 \$415 **County:** Chester
 \$227 **Municipal:** Franklin Twp.
 \$3,832 **TOTAL**

5 Bedrooms 2 baths

ROOM	SIZE	LEVEL	COMMENT
LIVING	15'x18'	1 st	Softwood
DINING	10'x15'	1 st	Softwood
KITCHEN	12'x23'	1 st	Plywood
BEDROOM	12'x20'	2 nd	Softwood
BEDROOM	9'x15'	2 nd	Softwood
BEDROOM	9'x10'	2 nd	Softwood
BEDROOM	13'x16'	3 rd	Wall to Wall Carpet
BEDROOM	12'x16'	3 rd	Wall to Wall Carpet

BATHS: Full Baths on 2nd & 3rd Floors
LAUNDRY: Area in Basement
HEATING: Oil Hot Water
WATER HEATER: Electric
BASEMENT: Partial/Concrete Floor/Outside Entrance
GARAGE: Off Street Parking
WINDOWS/DOORS: Storm Windows & Doors
WATER: Well & Spring
SEWER: On Site Sewer
ROOF: Cedar Shake, Built Up & Metal

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