

## TAX MAP



## SHOP



### 2008 BUICK LUCERNE CX

4 Door Sedan, loaded, in excellent condition, 58,333+/- miles

### LAWN & GARDEN & TOOLS

Cub Cadet GT2550 HD lawn tractor w/392 hrs, Grasshopper Model 718 zero turn mower w/1327 hrs, Toro Power Max snow blower w/electric start, Generac Pressure washer, Poulan chain saw, dumping lawn cart, portable air tank, stepladder, aluminum ladders, aluminum trailer ramps, battery chargers, Craftsman tool box, asst lawn & garden tools, asst power & hand tools & more.

### GUNS & SPORTING GOODS

Parker Ballard (Austria) 300 Weatherby Magnum 26" barrel 3x9 scope, Browning A-5 Magnum 12 ga. L.H. safety 3" chamber full choke, mod. choke barrel & slug barrelS, Winchester Super X Model I 12 ga. semi 2 3/4" chamber trap 30" barrel, duck stamp knife, brass fish scales, shotgun shells, snowshoes, skis & more.

### SILVER, COINS & CURRENCY (STARTING AT 3:00 PM)

1804 1/2 cent (damaged); 1819 large cent; Indian head, wheat & steel pennies; 1857 3c, 1868 nickel, v-nickels, buffalo nickels, war nickels; 1856 1/2 dime; Barber & Roosevelt dimes; Barber, Liberty & Washington quarters; Barger, Liberty, Franklin & Kennedy 50c; clad Kennedy 50c; 125 Morgan and Peace silver dollars (1886-1935); mint sets (1960-1977); Ike dollars, commemorative coins, silver certificates, \$10 1929 Springfield Bank national currency; \$20 1934 Federal Reserve; asst coin books, asst foreign coins & currency and much more.

Large collection – don't miss it!

### ANTIQUES, FURNITURE & APPLIANCES

Dining room table w/chairs & matching hutch, early child's high chair, corner cupboard, dropleaf table, plant stands, maple leaf table, dry sink, cherry coffee & end tables, ent center, wall mirror, stuffed chair, fireplace screen, Lane cedar chest, king size bed, oriental rug, 2 chest of drawers, matching dresser, chest of drawers, night stand, cherry vanity, lamps, desk, file cabinet, 2 Parkesburg lamps, steel shelving, card table & chairs, LG flat screen TV, Riccar sewing machine, refrigerator & more.

### ANTIQUES, GLASSWARE, COLLECTABLES & HH GOODS

Imperial china service for 12, etched stemware, peanut butter glasses, green depression, rooster bowl & decanter, Masonic & Fire Co. mugs, whiskey decanters, glass water set, Cobalt cake plate, ironstone platter, condiment set, vases, large flower pots, Goebel figurines, salt sets, Simon Pierce lamp & glassware, Buckley Moss paintings, oil lamps, old Army clothes, ice tongs, sleigh bells, spittoon, Hamilton Masonic watch, Masonic items & jewelry, spinning wheel, iron clothes tree, old clocks, crock, jugs, Mellinger Parkesburg print, brass scales & utensils, copper pots & molds, iron fox, fernery, early butter churn, drying rack, Spring Gove Dairy creamers, Along the Octorara book, Gap 250<sup>th</sup> Anniv. book, Gap – A Bit of Town History booklet, Lanc. Co. Historical atlas, Christiana Riot picture, baskets, old pictures & postcards, lots of local advertising pieces & more.

**Auctioneer's Note: Starting at 3<sup>pm</sup> with coins, 2<sup>nd</sup> Auctioneer starting at 5<sup>pm</sup> with personal property, real estate at 6pm, followed by car, guns, then remaining personal property.**

# PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE  
Custom Built All Brick Rancher w/Attached 3 Car  
Garage, 24'x30' Detached Heated Shop w/Electric  
& Water, In-Ground Pool on a 3.3+/- Acre Lot

*Coins & Currency, Antiques, Furniture, Appliances,  
Guns, Lawn & Garden, Tools, Car  
Glassware, Collectables & HH Goods*

**41 E Friendship Church Rd.  
Coatesville PA 19320**

*Highland Twp- Octorara Area Schools*

**Thursday, May 18, 2017 - 3:00 PM**

Real Estate Offered at 6:00 PM



**BARR  
DAVIS**  
AUCTIONEERS, LLC  
AY-002084

Barr/Davis Auctioneers, LLC  
Route 30 & Pequea Ave  
P.O. Box 7, Gap PA 17527  
(717) 442-9221  
(610) 384-8433  
[www.barrdavis.com](http://www.barrdavis.com)

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**ADDRESS:** 41 E Friendship Rd. Coatesville PA 19320

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**DATE:** Thursday, May 18, 2017 at 3:00<sup>pm</sup>  
Real Estate Offered at 6:00<sup>pm</sup>

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**OWNER:** Leslie E. Zimmerman, Trustee.

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### ★FEATURES★

All Brick one story home with many custom features & upgrades.  
3 car attached garage, detached shop & in-ground pool on a 3.3 Acre <sup>+/-</sup> lot.  
Very well kept and seriously for sale – Don't Miss It!

### ★SPECIAL FEATURES★

Oak Hardwood Floors throughout.  
Living room Brick Fireplace w/gas logs.  
Large custom Cherry Kitchen w/corean counters.  
Lots of cabinet space and center island with butcher block top.  
Lower level family room w/brick fireplace.  
Whole House emergency Generator,  
12'x40' Slate Patio  
18'x38' in-ground pool with dive  
24'x42' attached heated 3 car garage  
24'x30' Detached heated shop w/electric & water  
8'x12' Utility shed w/electric

### ★PURCHASE PRICE INCLUDES ★

Propane Oven/Range                      Built in Dishwasher  
Garbage Disposal                      Water Conditioning System

### ★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.  
Balance by June 30, 2017.  
Buyer pays all Realty Transfer Taxes.

*Buyers have the opportunity to make an offer to purchase this property  
prior to the auction under the auction terms.*

### ★OPEN FOR INSPECTION★

Wednesday, April 19, 2017 from 4-6<sup>pm</sup> &  
Sunday, April 23, 2017 from 2-4<sup>pm</sup>  
Call Auctioneers for private showing.

### ★DIRECTIONS★

From Routes 41 & 10 at Cochranville, take Rt 10 N approx 2 miles to right  
on Friendship Church Rd. Property on left.

**STYLE:** Brick 1 Story  
**YEAR BUILT:** 1958<sup>+/-</sup>  
**LOT DESCR:** 3.3 Acres <sup>+/-</sup> (plot plan on back)  
**ZONING:** Agricultural  
**TAX PARCEL:** 45-06-0007  
**DEED REF:** 8393-417  
**LIVING AREA:** 1,962 SF <sup>+/-</sup>

### YEAR: 2016/17

\$6,413                      **School:** Octorara  
725                      **County:** Chester  
382                      **Municipal:** Highland  
\$7,520                      **TOTAL**

### 3 Bedrooms 2 baths

ROOM	SIZE	LEVEL	COMMENT
LIVING	13x29	1st	Hardwood
DINING	13x22	1st	Hardwood
KITCHEN	21x21	1st	Ceramic Tile
FAMILY	13x16	Lower	w/w Carpet
BEDROOM	17x14	1st	Hardwood
BEDROOM	11x13	1st	Hardwood
BEDROOM	10x13	1st	Hardwood

**BATHS:** 2 Full Baths on 1<sup>st</sup> Floor  
**LAUNDRY:** Mudroom off Kitchen on 1<sup>st</sup> Floor  
**HEATING:** Propane Hot Air/Central A/C  
**WATER HEATER:** Propane  
**BASEMENT:** Full/Partial improved  
**GARAGE:** 24'x42' 3 bay w/ elect openers  
**WINDOWS/DOORS:** Insulated Replacement Windows  
**WATER:** Well  
**SEWER:** On Site  
**ROOF:** Shingle

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