

PUBLIC AUCTION

VALUABLE CHESTER COUNTY REAL ESTATE

West Caln Township – Coatesville Area Schools

210+ Acres of Land

With Subdivision Possibilities

185^{+/-} Acres of Mature Harvestable Woodland

25^{+/-} Acres of Tillable Farmland

2 Dwellings & Small Stream, Borders Hibernia Park

Thursday, October 26, 2017 · 5:00^{pm}

Location: Auction to be held at 118 Creamery Rd, Coatesville PA 19320.

Parking available at West Caln Twp. Maintenance Building on Creamery Rd.

From Rt 30 Bypass, take Rt 82 N to Rt 340 W to Creamery Rd, approx. 2 miles on Right.



116 Creamery Road - Tax Id#: 28-06-0073
1 Story House in Poor Condition on
210.35 Acres Lot with On-Site Well & Septic
Total 2017 Taxes: \$37,260



118 Creamery Road - Tax Id#: 28-06-072.0300
1½ Story House in Very Poor Condition on
1.1 Acre Lot with On-Site Well & Septic
Total 2017 Taxes: \$3,505

Properties to be Sold as an Entirety
Properties Are Not Currently Enrolled in Act 319 – But Could Be

★REAL ESTATE★

This is one of the largest untouched wooded tracts in Western Chester County. Property is zoned Rural Center and Site Responsive Residential with subdivision possibilities and frontage on 4 roads. Adjoins Hibernia Park with abundant deer and other wildlife. Timber value in excess of \$450,000 for a select cut of 16” breast height & up with existing bid in hand. Includes 1 & 1½ Story dwellings in poor condition. Great location in a growing area with easy access to major roads, Township and County parks.

This property is seriously for sale and deserves your attention.

★OPEN FOR INSPECTION★

Wednesday, October 4, 2017 from 4-6 PM

★AVAILABLE FOR INSPECTION★

Survey Plans, Former Subdivision Plans, Elevation Maps, Phase I Environmental Study, & other information available for review by appointment at Barr/Davis Auctioneers office at: 5306 Lincoln Hwy, Gap PA 17527.

★TERMS★

10% Down payment at Auction. Balance by December 8, 2017. Buyer pays all Realty Transfer Taxes.

FOR: CS II/Crane, L.P.



AY-002084

P.O. Box 7, Gap PA 17527

(717) 442-9221

(610) 384-8433

www.barrdavis.com

Announcements Day of Auction Take Precedence Over Previous Advertising



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