

Public Real Estate Auction

31.66 +/- Acres

22 +/- Acres Open Tillable with Gentle Slope

8 +/- Acres Wooded with Small Stream

Friday, March 14th @ 2:00 PM

Octorara Trail (Route 10), Parkesburg PA 19365 - Chester Co.



Directions: From Cochranville North on Route 10 to property on right. Midway between Cochranville & Parkesburg.

Property Description: 31.66 +/- vacant acres with 22 +/- acres tillable and 8 +/- acres wooded with small stream. This rural country property is located in Highland Township and Octorara School District. A near perfect opportunity for small farm/homestead or country estate in ideal location. Property is in Clean & Green and preserved through Chester Co. Agriculture Land Preservation Board.

Open House Dates: Property can be viewed anytime

Attention Realtors: Broker participation offered to Realtors with pre-registered buyer. See website for details.

Terms: Down payment of \$60,000.00 required day of auction. Settlement on or before April 30, 2025, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual Taxes \$801.00 +/-

Auctioneers Notes: Rare opportunity to purchase 31+ acres in Chester Co with very good soil offering many possibilities as a working produce/cattle/crop farm, equestrian farm or gentleman's estate. The ideal mix of tillable with gentle slopes & wooded acres with small stream will appeal to the serious full time or hobby farmer, investor or retiree. Also convenient to Gum Tree Cheshire Hunt Country. **Bridge loans available** - call auctioneers for details.

All information provided is deemed to be accurate but not guaranteed

www.beiler-campbellauctions.com or www.auctionzip.com or www.gotoauction.com

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Auctioneers:

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Harold Martin 717-738-4228 AA# 019488

Sellers: S. Broomell, N. Dwyer, L. Prysock

Attorney: Glick, Goodley, Deibler & Fanning

717-354-7700

