

PUBLIC AUCTION

VALUABLE CHESTER COUNTY REAL ESTATE

West Caln Twp – Coatesville Schools

Partially Restored Farmhouse on a 1.5 Acre Level Lot

ANTIQUES, FURNITURE, TOOLS & HOUSEHOLD GOODS

THURSDAY, OCTOBER 20, 2011 • 3:00 PM

(Real Estate to be Offered at 5:00 PM)

LOCATED: 573 Old Wilmington Road, Coatesville PA 19320. From Lincoln Highway (Business Route 30) in Sadsburyville, take Old Wilmington road North approximately 1 mile to property on Left.



★REAL ESTATE★

REAL ESTATE consists of a partially restored 2 story farmhouse on a 1.5 acre level lot. The 1st floor contains living room, family room, kitchen/dining room and a full bath. The 2nd floor contains 4 bedrooms. There is a restored rear addition with 1st floor summer kitchen and 2nd floor bedroom. There is floored attic storage and a full basement w/concrete floor. Propane unit heater & wood/coal stove. Wraparound porch, enclosed breezeway & covered patio. (2) sheds, one with garage. On-site well and septic. Main house needs some updating, but great lot and location with easy access to major routes.

★TOOLS, LAWN & GARDEN★

Old outhouse, metal glider, treadle sharpening stone, crosscut saw, fishing poles, 4' vinyl coated chain link fence, trailer frames, chain hoist, radial arm saw, tow chains, garden planter, lantern, lots of plumbing supplies, window sash and doors, and much more.

★FURNITURE, ANTIQUES & GLASSWARE★

Victrola, 3 old sewing machines, assorted cane chairs, beds, wall mirror, desks, school desk, stands, oil lamp, quilts, books, assorted glassware, dishes, crock, clarinet, postcards, and much more.

OPEN FOR INSPECTION: Thursday, September 29, 2011 from 4-6 PM & Sunday, October 2, 2011 from 2-4 PM. Call auctioneer for private showing.

AUCTIONEERS NOTE: This property is seriously for sale and deserves your attention. Buyers have the opportunity to make an offer to purchase this property prior to the auction under the auction terms. Just like Grandma's attic, come see what treasures we uncover.

PAYMENT TERMS: Real Estate: 10% down payment day of auction. Balance by November 30, 2011. Buyer pays all realty transfer taxes. Personal Property: Payment in full with cash or PA check day of auction.

AUCTION CONDUCTED FOR: James P. Johnson, Kling & Fanning LLP, Attorneys



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