

PUBLIC AUCTION

VALUABLE DELAWARE COUNTY REAL ESTATE

Large Well Built 1 Story Home on 4.5 Ac. +/- w/20'x40' 3 Stall Barn & Fenced Pastures

Pickup, Car, Horse Trailer, Horse Items, Tools, Antiques, Furniture, Artwork, HH Goods

Thornbury Township – West Chester Area Schools

TUESDAY, NOVEMBER 15, 2011 • 1:00 PM

LOCATED: 7 Skyline Drive, Glen Mills PA 19342. From Route 3 and Route 352 Intersection, take Route 352 South to Slitting Mill Road, bear Right to Locksley Road, turn Right to Skyline Drive, turn Right to property on Right..



★**REAL ESTATE** (to be Offered at 4:00 PM)★

REAL ESTATE consists of a large one story Rancher with an oversized 2 car garage situated on two tracts of land totally 4.5 acres +/- 20'x40' Horse barn with 3 box stalls & storage (with electric service), fenced pasture area, old in-ground pool & pool house, Large "L" shaped slate patio. The main level of the home contains a foyer/sitting room, living room with stone firelace w/Heat-a-lator, family room with brick fireplace, dining room, kitchen, 3 bedrooms, 2 full baths and a laundry/mudroom. Oil hot water baseboard heat, on-site well & septic. 12,000 KW whole house generator w/500 gallon propane tank.

★ **Antiques, Furniture & Appliances** ★

Corner Table, Victorian Mirrors, Nice Queen Anne Style Cherry Extension Table & 6 Chairs, Oak Washstand, Oak Extension Table, Oak Desk, Childs Rocker, Assorted Chairs, Coffee & End Tables, Bookcase, Dresser, Cedar Chest, Blue Leather Chairs, Vanity, Upright Freezer, Refr/Freezer, Washer, Dryer And Much More.

★ **Antiques & Collectables** ★

Peter Skulthorpe "Spring Covenant" LE 36/750 Water Color, Dennis K Park Downingtown Log Home, Fox Hunt Pictures, Wallace Nutting, Trede Sewing Machine, Bulova Wall Clock, Eagle Wall Hanging, Buffle Head Duck, Iron Planter, Books, Assorted Glassware, Kitchen Items, Games, Toys, Sony TV And Much More.

★ **Vehicles & Horse Items** ★

★ 1997 Ford F250 Heavy Duty 4x4 Pickup w/Fisher Snowplow, 80,000 Mi +/- ★

★ 1992 Buick Roadmaster Limited, 1 Owner, 60,800 Miles +/- ★

★ Steel 2 Horse Trailer With Ramp And 2 Doors ★

2 English Saddles, 18" Dressage Saddle, Riding Boots & More.

★ **Lawn & Garden And Tools** ★

Cub Cadet 106 Garden Tractor, Riding Mower For Parts, Weedwackers, Blower, Garden Wagon, Express Wagon, BBQ, Picnic Table, Assorted Hand Tools, Brown & Sharp Horizontal Flat Belt Milling Machine, Bamboo Fly Rod, Orvis Fly Reels, Hackles And Fly Tying Supplies And More.

★ 5' +/- Cross Section Of The Largest White Ash Tree In North America ★

300+ Years Old From the Grounds of the Former Thornberry Elementary School

OPEN FOR INSPECTION: Sunday, October 9, 2011 • 2-4 PM & Monday, October 10, 2011 • 4-6 PM

AUCTIONEERS NOTE: Large one story home with great lot and location. Nice antiques and personal property. Don't miss this one!

PAYMENT TERMS: Real Estate: 10% down payment day of auction. Balance by December 31, 2011. 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. Personal Property: Payment in full day of auction.

AUCTION CONDUCTED FOR: Robert Silvernail and Susan Marie Dumas, Kling & Fanning LLP, Attorneys

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

(717) 442-9221

(610) 384-8433

www.barrdavis.com

Announcements Day of Auction Take Precedence Over Previous Advertising



★Furniture & Appliances★

Corner Table, Victorian Mirrors, Nice Queen Anne Style Cherry Extension Table & 6 Chairs, Oak Washstand, Oak Extension Table, Oak Desk, Childs Rocker, Assorted Chairs, Coffee & End Tables, Bookcase, Dresser, Cedar Chest, Blue Leather Chairs, Vanity, Upright Freezer, Refr/Freezer, Washer, Dryer And Much More.

★Antiques, Collectables★

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★Horse Items★

Steel 2 Horse Trailer With Ramp And 2 Doors

2 English Saddles, 18’ Dressage Saddle, Riding Boots, Etc.

★1997 Ford F250 Heavy Duty 4x4 Pickup w/Fisher Snowplow, 80,000 Mi +/-★

★1992 Buick Roadmaster Limited, 1 Owner, 60,800 Miles +/-★

★Lawn & Garden And Tools★

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Antiques, Furniture, Artwork, HH Goods*

TUESDAY, NOVEMBER 15, 2011 • 1:00 PM

(Real Estate to be Offered at 4:00 PM)



7 Skyline Drive
Glen Mills PA 19342

**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

ADDRESS: 7 Skyline Drive, Glen Mills PA 19342

AUCTION Date: Tuesday, November 15, 2011 • 1:00 PM
(Real Estate To Be Offered At 4:00 PM)

OWNER: Robert Silvernail and Susan Marie Dumas

★FEATURES★

**Large One Story Home with Many Custom Features
Situated on Two Tracts of Land Totaling 4.5 Acres +/-.
Great Private Setting with Easy Access to Major Routes.
*Property Being Offered as an Entirety.***

★SPECIAL FEATURES★

Stone Fireplace w/Heat-a-lator in Living Room;
Brick Fireplace in Living Room; 200 Amp Electric Service;
Lighted Closets; Large "L" Shaped Slate Patio;
20'x40' Horse Barn w/3 Box Stalls & Storage (w/electric service);
Fenced Pasture Areas; Old In-Ground Pool & Pool House

★PURCHASE PRICE INCLUDES★

Electric Oven/Range; Built-in Dishwasher;
Built-in Microwave; Built-in SS Refrigerator;
Wall A/C Unit in Family Room; 8'x20' Storage Barn;
12,000 KW Whole House Generator w/500 Gal.Propane Tank

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.
Balance by December 31, 2011.
Buyer pays all Realty Transfer Taxes.

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Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 3 and Route 352 Intersection, take Route 352 South to
Slitting Mill Road, bear Right to Locksley Road, turn Right to Skyline
Drive, turn Right to property on Right..

TAXES: **YEAR: 2011**

\$3,688

School: West Chester Area

1,341

County: Delaware

0

Municipal: Thornbury Twp

\$5,029

TOTAL

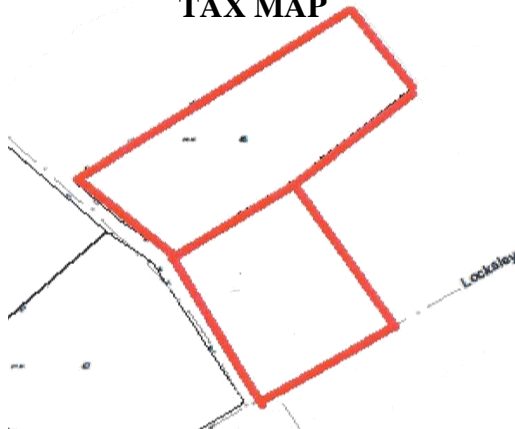
STYLE: Rancher
AGE: 61 Years +/-
LOT DESCRIPTION: 4.5 Acres +/-
TAX PARCEL: 44-00-00269.00 & 00218.00
ZONING: Residential
LIVING AREA: 2,500 +/- sq.ft.

3 Bedrooms 2 Baths

| ROOM | SIZE | LEVEL | COMMENTS |
|---------------|-------|-----------------|--------------|
| FOYER/SITTING | 8x24 | 1 st | Asphalt Tile |
| LIVING RM | 18x21 | 1 st | Asphalt Tile |
| DINING RM | 11x22 | 1 st | Asphalt Tile |
| KITCHEN | 9x22 | 1 st | Asphalt Tile |
| FAMILY RM | 12x16 | 1 st | Vinyl |
| BEDROOM | 11x21 | 1 st | WW Carpet |
| BEDROOM | 12x14 | 1 st | Asphalt Tile |
| BEDROOM | 9x15 | 1 st | Asphalt Tile |

BATHS: 2 Full on 1st floor
LAUNDRY/MUDROOM: Room on 1st floor w/laundry tub
GARAGE: 18'x28' Oversized 2 car garage
 w/electric door opener
HEATING: Oil hot water baseboard
WATER HEATER : Summer/winter hookup
WINDOWS: Some aluminum w/screens
WATER: Well (public available)
SEWER: On-site
ROOF: Shingle

TAX MAP



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