

PUBLIC AUCTION

WEST CALN TOWNSHIP

SECLUDED 20 .89 ACRE TRACT with RANCH HOME, POND and HORSE PASTURE
'03 Chevy 3500 diesel dually, John Deere 4x4 Tractor, Gator, Dump Trailer, farm trucks , personal property and HORSES

SATURDAY NOVEMBER 14, 2015 10 A.M.

REAL ESTATE 12 P.M.

LOCATION: 215 Sugarman Road, Coatesville, 19320 Borders Hibernia Park. From Rt. 340 just East of West Caln township building, take Schraks Creamery Road North to right on Sugarman, to property on left.



Real estate is a stone and siding ranch home with attached 2 car garage. Home has kitchen with glass top range, built in microwave, dishwasher and double bowl sink. Dining room with view to back patio and in ground pool. Living room with stone hearth, propane stove, built-in bookcases (made from trees on property) and picture window with view of front yard and pond. Master bedroom with skylight and tiled master bath with skylight. 2 additional bedrooms and full tiled bath off hallway. 4th bedroom on other end of home. Full basement, baseboard electric heat and wall air conditioning units for cooling. **20 acre tract** with open pasture and run in sheds with 10 gated stalls. 2400 ft. of property borders Hibernia Park. Pond has dock with gazebo. **Separate .89 acre lot, for possible subdivision of 2nd building site.** Paved driveway to private setting.



Open house: Saturdays Oct. 24, 31, and Nov. 7 1-3 p.m.
Terms: 10% down, balance due on or before 60 days



Truck, dump trailer, Equipment: 2003 Chevy LS 3500 dually with Dura Max Diesel and Allison Transmission(120,173 miles), John Deere 790 4x4 tractor with loader (623 hours), John Deere Gator 6x4 with elect. dump bed, 2007 Moritz 10,000 GVWR dump trailer (great condition), 1976 Dodge 2wd farm truck, Older Ford 600 dump truck, MF 3 pt. backhoe attachment, 3 pt. box blade, disc, 3 pt. blade.



Misc. 12x 16 storage shed, dog kennels, English and Western saddles and may have other items added to sale.



Horses: 1 former race horse and 5 spotted Tennessee Walkers

The Sellers are downsizing, beautiful property that needs some work and newer outbuildings, Subdivision potential with separate .89 acre tract.



Tracey L. Jones



AY 2082

Auctioneers

610.286.7834

Terms by: John C. and Carole R. Lyster

Attorney : Kling and Fanning

tljonesauctioneers.com