

1% Broker participation available, call 610 286 7834 to register your buyer.

Valley Twp., Chester County

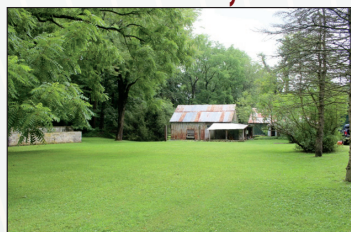
# PUBLIC AUCTION

Sat., September 22, 2018 • 10:00 AM

REAL ESTATE 12:00 P.M.

Location: 305 Country Club Road, Coatesville, Pa. 19320

**RANCH HOME/COTTAGE, BARN ON 7 ACRES with STREAM**  
**FARMALL CUB, SNOWBLOWER, WOOD SPLITTER AND PERSONAL PROPERTY**



**Real Estate** is a frame and stucco dwelling with approx. 1254 sq. ft. of living space. Home has updated kitchen with propane stove, double bowl sink and laminate flooring. Very spacious living room/dining room with slate and brick hearth with woodstove. 2 bedrooms and full bathroom. Additional partially finished room with newer hot air propane furnace. **27ft x 36 ft. 4 stall barn with loft hay storage** and attached corn crib. **18 ft. x 36 ft. barn/ shed.** Private setting, mostly open **7 acre tract** with **stream** running along edge of property.

**Open house: Saturdays - Sept. 1, 8 & 15 • 1-3 pm**

**Terms: 10% down, balance due on or before 60 days**

**Equipment and Personal property:** McCormick Farmall Cub tractor with belly mower plow and chains, John Deere 1032D Snowblower, Craftsman 20 ton wood splitter, Troybilt Pony tiller, motorcycle jack, gas post hole auger, Sthl 028 chainsaw, Galvanized boat trailer, small pick bed sized trailer, Tree stand steps, wheel barrow, sleds, lawn tools, hand tools, early wooden tool cabinet, Rough cut dried live edge walnut lum-ber, Kitchen ware, Microwave, **PreCor 5.33 Elliptical**, **Early Schwinn bike**, Sleigh bed, slant front desk, din-ing table, mounted deer heads, Eden Pure elect. heater, some early license plates and other items not listed.



## ADDITIONAL PROPERTY INFORMATION

**Property Name:** 305 Country Club Road

**Construction/Type:** Frame, Stucco Ranch

**Baths:** 1

**Lot Size:** 7 Acres

**Square Feet:** 1254

**Taxes:** Approx. \$3,560

**Age:** 1928

**Zoning:** Conservation

**Barn:** 27x36, 18x37

**Heating:** Propane/Woodstove

**Water:** Well

**Sewer:** On-site

**School District:** Coatesville Area

**Living Room:** 15 x 29

**Kitchen:** 7 x 21

**Bedroom:** 10 x 15

**Bedroom:** 10 x 12.5

**Note:** Ideal property for quiet country living or would make a great Air BnB retreat. Beautiful setting, feel like you are at the mountains. watch the deer and enjoy the peacefulness of the creek. Home needs some finishing touches and barns need some updating, many possibilities with this property!!

**Tracey L. Jones**  
AY 2002  
**Auctioneers**

610-286-7834

**- More Info. on Back-**

[www.tljonesauctioneers.com](http://www.tljonesauctioneers.com)

**Terms By:**  
**Robert Ryan**  
**Attorney: Kling and Deibler**