

WEST CALN TOWNSHIP
2 PARCELS OF REAL ESTATE

PUBLIC AUCTION

Wednesday, April 24, 2019 • 1:00 PM

Location: Along Cambridge Road

109 Shady Oaks Lane, Coatesville Pa. 19320., West Caln Township

Auction Held at Garden Spot Fire and Rescue, 4315 Division Highway, East Earl Pa.

#1- 15 UNIT WELL MAINTAINED MOBILE HOME PARK WITH 15 ACRES #2 -31 ACRE TRACT OF WOODLAND



Mobile Home Park: "Shady Oaks Terrace Trailer Court" Well maintained park in a country setting, on 5 acres. 15 total sites, 10 are single wide and 5 are double wide. Double wide rents \$435 and singles \$420. 14 units owned by tenants, One unit owned by sellers. Great investment opportunity. Paved drive, On-site wells and septic systems.

ADDITIONAL PROPERTY INFORMATION

Parcel #1

Shady Oaks Terrace Trailer Court

Construction/Type: Mobile Home Park

Units: 15 units **Tract Size:** 5 acres and 10.3 Acres

Zoning: R-R Rural Residential

Water: 2 Wells **Sewer:** On-site

School District: Coatesville Area

Taxes: \$5,346 on park
\$2,668 on 10.3 acre tract

Parcel #2

Woodland with Stream

Lot Size: 31 Acres

Access: 60 ft. Right of way off Cambridge Road

Zoning: R-R Rural Residential

Taxes: \$4,204

10.3 acre Tract of woodland, adjoins mobile home park, and will be sold as entirety with 5 acre park.

31 Acre tract of woodland with stream, has 60 ft. right of way. Would be an ideal private setting for home site. 31 Acre Tract will be sold separately.

Real Estate Terms:

10% down, balance due at settlement on or before 60 days

Hard to find investment opportunity, with desirable setting.

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4315 Division Highway, East Earl Pa.*

- More Info. on Back-



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