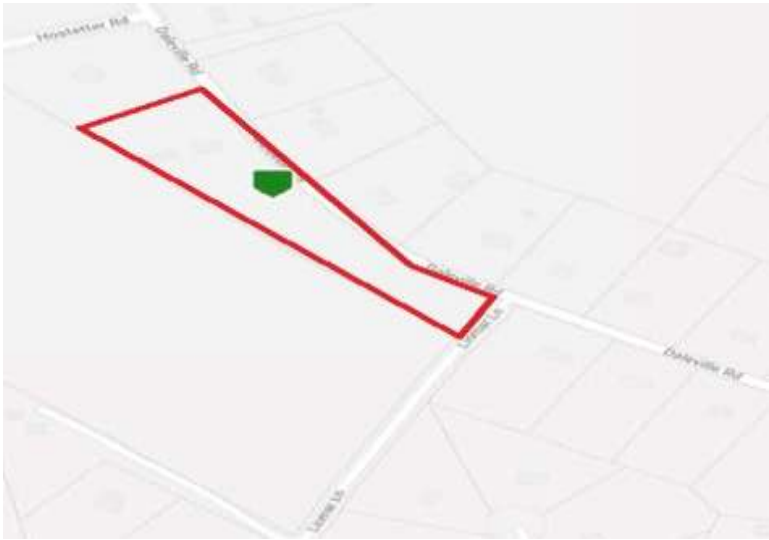


# TAX MAP



# PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**259 Daleville Road**

**Cochranville, PA 19330**

**Circa 1900 Victorian Farmhouse with  
Attached and Detached Garages, Plus a  
20'x60' 4 Stall Horse Barn on a 4+ Acre Level  
Lot with 5 Fenced Paddocks.**

**Monday, November 19, 2018 - 4:00 PM**



**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](http://www.barrdavis.com)

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**ADDRESS:** 259 Daleville Road Cochranville, PA, 19330

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**DATE:** Monday, November 19, 2018 4:00 PM

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**OWNER:** John S. Carnes

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**★FEATURES★**

Circa 1900 Victorian Farmhouse with Attached and Detached Garages, Plus a 20'x60' 4 Stall Horse Barn on a 4+ Acre Level Lot with 5 Fenced Paddocks with 2 Run In sheds. Great Country Location and Seriously for Sale-Don't Miss it!

**★SPECIAL FEATURES★**

Huge updated Kitchen/Dining Area with Coal Stove  
Ceiling Fans in 5 Rooms  
Attached 1 Car and Detached Oversized 2 Car Garages  
2 Room Attic Could be Extra Bedrooms  
New Septic System Installed Designed for 6 Bedrooms

**★PURCHASE PRICE INCLUDES ★**

Propane Oven/Range	Built in Dishwasher
Coal Stove	Radon Removal System
Propane Tank	Sump Pump

**★REAL ESTATE AUCTION TERMS★**

10% Down payment day of Auction.

Balance by December 31, 2018.

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.*

**★OPEN FOR INSPECTION★**

Monday, October 22, 2018 from 4-6<sup>pm</sup> &  
Wednesday, October 24, 2018 from 4-6<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

**★DIRECTIONS★**

From Route 10 & Route 41 at Cochranville Take Route 10 South to Daleville Road (2<sup>nd</sup> Left) Turn Left to Property at Right

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

**STYLE:** 2 Story Victorian Farmhouse  
**YEAR BUILT:** 1900 +/-  
**LOT DESCR:** 4.16 Acres +/- (Plot Plan on Back)  
**ZONING:** Farm  
**TAX PARCEL:** 46-02-0051  
**DEED REF:** 6475.273  
**LIVING AREA:** 2,688 Sq. Ft.

**TAXES:**           **YEAR: 2018**  
           \$6,731           **School:** Octorara Area  
           \$736           **County:** Chester  
                           **Municipal:** Londonderry Twp  
           \$7,467       **TOTAL**

**4 Bedrooms 2 bath**

<b>ROOM</b>	<b>SIZE</b>	<b>LEVEL</b>	<b>COMMENT</b>
<b>FOYER</b>	7'x7'	1st	Softwood
<b>LIVING</b>	12'x14'	1st	Softwood
<b>DINING</b>	12'x15'	1st	Softwood
<b>KITCHEN</b>	13'x32'	1st	Ceramic Tile/ Softwood
<b>BEDROOM</b>	12'x15'	2 <sup>nd</sup>	Partial Softwood
<b>BEDROOM</b>	14'x15'	2 <sup>nd</sup>	Partial Softwood
<b>BEDROOM</b>	12'x14'	2 <sup>nd</sup>	Partial Softwood
<b>BEDROOM</b>	12'x12'	2 <sup>nd</sup>	Partial Softwood

**BATHS:** Full Bath on 1<sup>st</sup> & 2<sup>nd</sup> Floors  
**LAUNDRY:** 9'x16' Room With Laundry Tub  
**HEATING:** Hot Water/Radiator  
**WATER HEATER:** 60 Gallon Electric  
**BASEMENT:** Full/Concrete Floor  
**GARAGE:** 1 Car Attached/2 Car Detached  
**WINDOWS/DOORS:** Insulated Replacement Windows  
**WATER:** Public  
**SEWER:** New On-site  
**ROOF:** Shingle

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