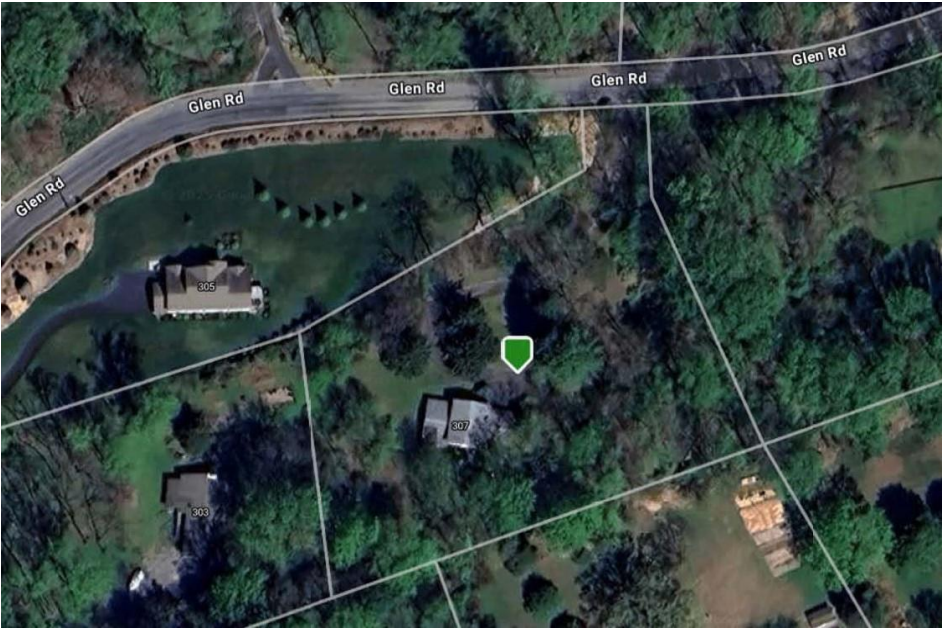


TAX MAP



★PERSONAL PROPERTY★

Living room set (sofa, loveseat, 2 chairs, lounge & hassock), white retro leather 5 pc living room set, coffee & end tables, queen size bed, full size bed, table lamps, dinette & 4 chairs, table, roper washer, portable Whirlpool dryer, Shark power detect vacuum, Stonehenge midwinter service for 4, children's books, board games, Halloween masks, road signs, license plates, vintage luggage, German steins, cobalt glass head, parasol, Big Jim's sports camper, Hanna-Barbera metal lunch box, costume jewelry, Shop Vac, hand tools, Honda Rising Mower & more.

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

307 Glen Road, Landenberg, PA 19350

**2 Story Home with Attached 2 Car Garage on
a 1.81 Acre +/- Lot**

**Antiques, Collectibles, Furniture, Glassware,
Books, Tools, Toys & Household Goods**

Wednesday, September 17, 2025 - 3:00 PM

Real Estate at 6 PM

London Britain Twp – Avon Grove School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 307 Glen Road, Landenberg, PA 19350

DATE: Wed., September 17, 2025 – 3 PM Real Estate at 6 PM

OWNER: The Wagenfuhr Family Home Revocable Living Trust

★FEATURES★

Well built 2 story home with attached 2 car garage on a 1.81 acre +/- lot with mature trees & shrubbery. Great country location with easy access to major routes. Seriously for sale-Don't miss it!

★SPECIAL FEATURES★

- Oak hardwood Floors in Living, Dining, Foyer & All Bedrooms
- 1st Floor Family Room with Brick Fireplace with Heatilator
- Recent Whole House Generator Included
- 6'x24' Covered Front Porch

★PURCHASE PRICE INCLUDES★

Electric Cooktop
Dishwasher
Garbage Disposal

Electric Wall Oven
Refrigerator
Generator

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction. Balance by October 24, 2025.
Buyer pays all Realty Transfer Taxes.

★OPEN FOR INSPECTION★

Thurs., August 21, 2025 from 3-5^{pm} & Sun., August 24, 2025 from 1-3^{pm}
Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 896 north of the Delaware line take Indiantown Road east approximately 1 mile to Glen Road. Turn left to property on right.

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

STYLE: 2 Story Colonial
YEAR BUILT: 1973
LOT DESCR: 1.8121 Ac +/- (Plot Plan on Back)
ZONING: Residential
TAX PARCEL: 73-03-0064
DEED REF: 8415-1160
LIVING AREA: 2,118 sq ft +/-

TAXES: YEAR: 2025

\$5,240

School: Avon Grove

\$682

County: Chester

\$870

Municipal: London Britain Twp.

\$6,792

TOTAL

4 Bedrooms 2 1/2 baths

ROOM	SIZE	LEVEL	COMMENT
FOYER	6'x10'	1st	Oak Hardwood
LIVING	15'x20'	1 st	Oak Hardwood
DINING	12'x13'	1 st	Oak Hardwood
KITCHEN	11'x13'	1 st	Ceramic Tile
DINING AREA	8'x8'	1 st	Oak Hardwood
FAMILY	15'x16'	1 st	Oak Hardwood
BEDROOM	11'x16'	2 nd	Oak Hardwood
BEDROOM	11'x11'	2 nd	Oak Hardwood
BEDROOM	10'x12'	2 nd	Oak Hardwood
BEDROOM	8'X9'	2 nd	Oak Hardwood

BATHS: 2 Full Baths 2nd Floor ½ bath 1st Floor

LAUNDRY: Room off 1st Floor

HEATING: Propane Hot Air/Central A/C

WATER HEATER: Electric

BASEMENT: Full

GARAGE: Attached

WINDOWS/DOORS: Insulated

WATER: Well

SEWER: On Site Septic

ROOF: Shingle

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but is not guaranteed.*