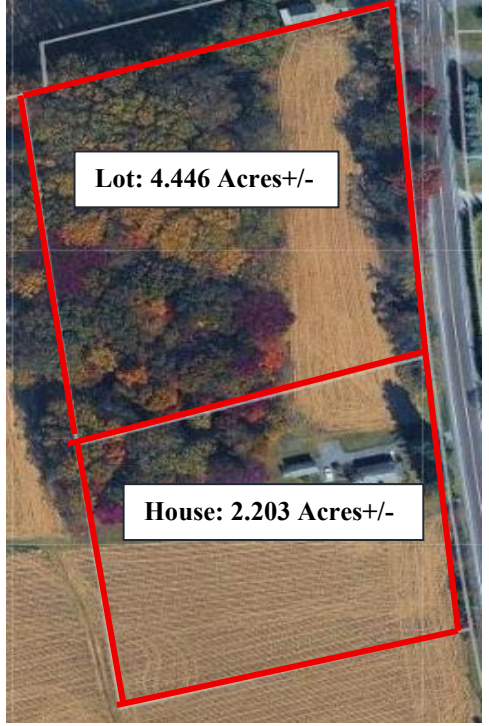


TAX MAP



Personal Property Photos to Come

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

539 & 545 N. Octorara Trail,
Parkesburg, PA 19365

*One Story Home on a 2.2 Acre+/- Lot w/ Det. 1
Car Garage Plus a Separate 4.4 Acre+/- Lot*

2019 Chevrolet Malibu w/ 15,000 Miles+/-

Quality Antiques & Collectibles

Early Toys, Coins, Guns

Early Furniture & Appliances

Tools, Lawn & Garden Items

Household Goods & Much More!

Wednesday, June 3, 2026 - 9:00 AM

(Real Estate Offered at 1:00 PM)

West Sadsbury Twp – Octorara School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 539 & 545 N. Octorara Trail, Parkesburg, PA
19365

DATE/TIME: Wednesday, June 3, 2026 – 9 AM
(Real Estate at 1 PM)

OWNER: Dorothy C. Diem Estate

★FEATURES★

One Story Home with Detached 1 Car Garage on a 2.2
Acre Level Lot Plus a Separate Wooded and Open 4.4
Acre+/- Vacant Lot

★SPECIAL FEATURES★

- Living Room Stone Fireplace
- Handicap Ramp on Front & Rear of Dwelling
 - Floored Attic Storage

★PURCHASE PRICE INCLUDES★

Built in Electric Range Top & Wall Oven

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.
Balance by July 17, 2026.
Buyer pays all Realty Transfer Taxes.

★DIRECTIONS★

From Route 30 and Route 10 intersection, take Route 10
(Octorara Trail) North approximately 1 mile to property
on left.

STYLE: 1 Story Frame Rancher
YEAR BUILT: 1930+/-
LOT DESCR: 2.203 Acres + 4.4 Acre Lot+/-
 (Sold Separately)
ZONING: Rural
TAX PARCEL: 36-03-0066.0200
DEED REF: Book 332, Page 484
LIVING AREA: 1,033 SF+/-

TAXES: **YEAR: 2026**
 Octorara **School:** \$3297
 Chester **County:** \$392
 West Sadsbury **Municipal:** \$531
 TOTAL \$4220

3 Bedrooms 1 Bath

ROOM	SIZE	LEVEL	COMMENT
LIVING	11'x24'	1 st	Softwood
KITCHEN	11'x12'	1 st	Vinyl
BEDROOM	11'x12'	1 st	Softwood
BEDROOM	11'x12'	1 st	Softwood
BEDROOM	10'x11'	1 st	Softwood

BATHS: Full Bath on 1st Floor
LAUNDRY: Area in Basement
HEATING: Oil Hot Water
WATER HEATER: Summer/Winter Hookup
BASEMENT: Full/Unfinished
GARAGE: 14'x23' Detached Garage
WINDOWS/DOORS: Double Hung
WATER: Well
SEWER: On Site
ROOF: Shingle

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