

Public Farm Auction

92.7 +/- Ac. Chester Co. Farm Plus 13.1 +/- PECO Bonus Acres 4 BR 2 Bath Farmhouse Bank Barn w/ Additions • Equipment Shed Thursday, December 5 @ 2 PM

58 Highland Road, Parkesburg, PA 19365 - Chester Co.



Directions: From Atglen Route 41 South to left onto Highland Road to property on right.

Property Description: 92.7 +/- Chester Co. crop/beef/dairy farm with 13.1 +/- bonus acres for a total of 105.8 +/- With the bonus PECO acreage the farm has approx. 79 tillable, 20 pasture and 5 wooded. Additionally, the farm has a 2400 Sq Ft 4-bedroom 2 bath farmhouse w/ sunroom, kitchen, family, living & dining rooms & full bath on 1st floor. Second floor with primary bedroom, 3 additional bedrooms and full bath. House has full basement w/ oil hot air heat, well and onsite septic. Farm also has 45' x 72' Morton equipment shed, large bank barn w/ additions and former dairy feeding & loafing areas. Farm is enrolled in Clean & Green and is preserved by Chester Co. Ag. Preservation.

Open House Dates: Saturdays Oct. 26 & Nov. 9 from 10 AM-2 PM and Thursday Oct. 31 from 4-6 PM

Terms: Down payment of \$ 150,000.00 required day of auction. Settlement on or before January 31, 2025, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 8230.00

Attention Realtors: 1% Broker Participation offered to Realtors w/ pre-registered buyer. See website for details

Auctioneers Notes: An excellent opportunity to purchase 92.7 acres of prime producing farmland in Chester County. The bonus acres under PECO power lines provide an additional 13.1 for a total of 105.8 acres. This former dairy farm with 1500' driveway has the building ideally situated nearly in the center of the farm. All information is deemed to be accurate but not guaranteed. **Bridge loans available:** Call auctioneer for details.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com

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