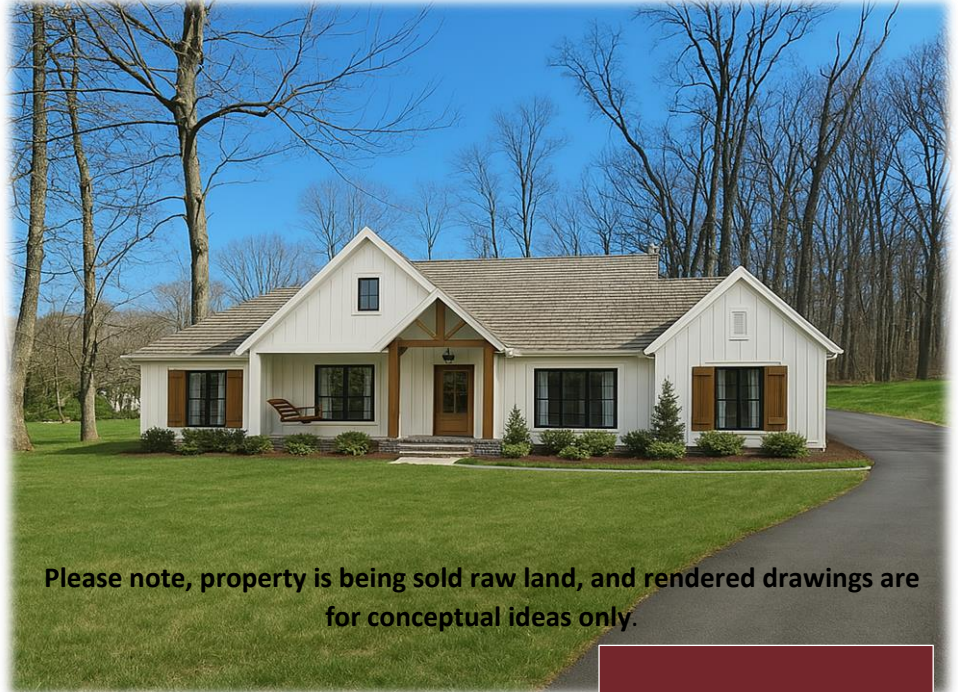


2 +/- acre Vacant Building Lot

| PUBLIC AUCTION |

Existing Driveway & Utilities in a Quiet Country Location

Chester Co.



Please note, property is being sold raw land, and rendered drawings are for conceptual ideas only.

152 Icedale Road, Honey Brook, PA 19344

Directions: From Honey Brook, go East on Route 322, turn right Birdell, go to Icedale Road Rd., turn left, go approximately 1.5 miles to property on right.

PROPERTY FEATURES

- Desirable Building Site | 1.8 Deeded Acres
- Onsite Septic & Well.
- Electricity service already on property
- Existing Driveway in Place.
- Land Sloped Perfectly for Daylight Basement
- Lots of space for a spacious Front and backyard
- West Brandywine Twp., Coatesville Area School District
- Tax ID # 29-03-0005.02AO
- Annual Tax \$ 1,924 -2025

Bridge loans available – Call for details.

All information is deemed accurate but not guaranteed

OPEN HOUSE

Friday, April 25, 2025 @ 5-7 PM



AUCTION

DATE

Monday,

May 19

2025

Real Estate

@ 6:00 PM

TERMS

Settlement on or before July 18, 2025.

\$15,000 down payment at auction.

2% Transfer tax to be paid by the buyer.

Real estate taxes prorated from settlement day.

AUCTIONEER REMARKS: Property Is Tucked in a Quiet Corner of Chester County & Has Lots of Opportunity with the PA Game lands just across the street. Build the home of your dreams!

Recommended Builder: Haven Homes (quality builder) to build the featured “Duke Street Rancher”. 484-500-6360

NOTE: Seller and auction company make no guarantees as to final and/or house placement approvals on property.



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AUCTIONEERS

Elvin Stoltzfus - 717-863-8740
AU# 006393

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AU#006086

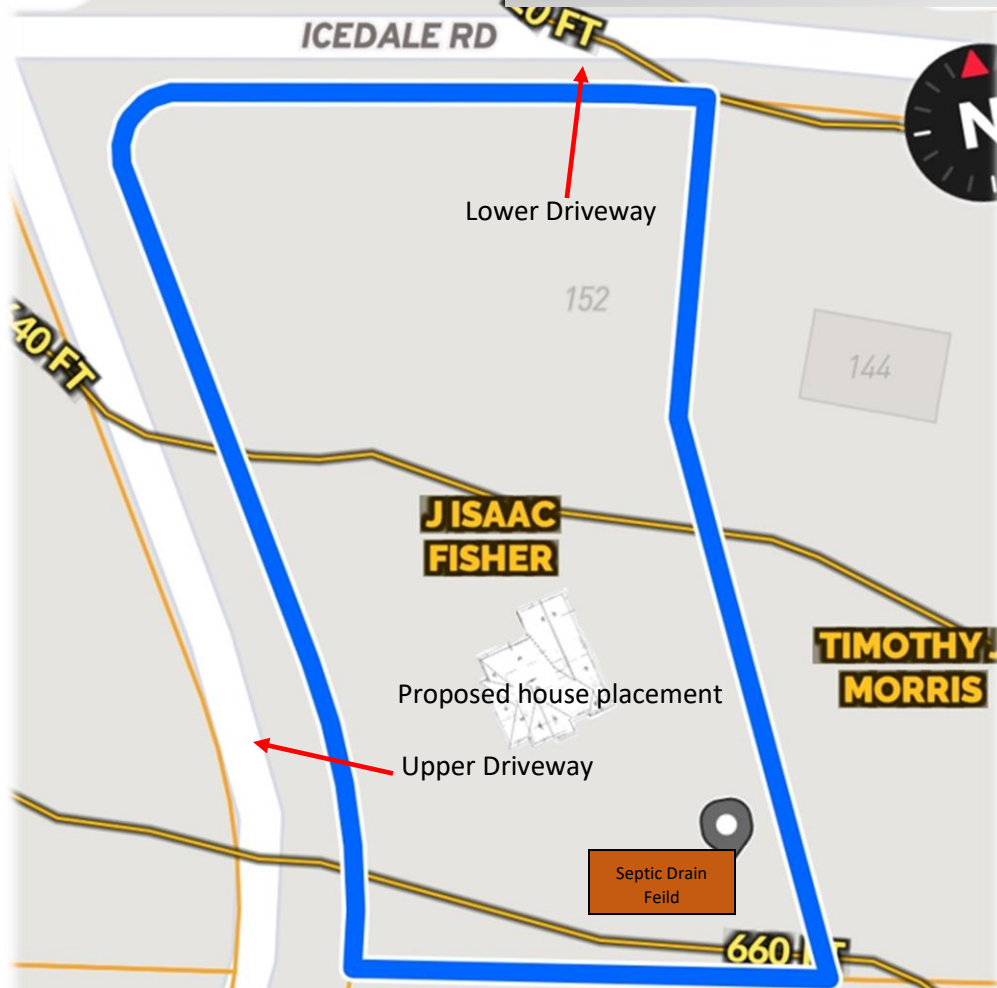


SELLERS

J Isaac & Mary K Fisher
Attorney:
Glick, Goodley, Deibler,
Fanning LLP.
717-354-7700



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Driveway markings, septic field locations are estimated but not guaranteed 100% accurate.