

# PUBLIC AUCTION

Two 1 1/2 Story Houses, Detached 2 Car Garage and  
Heated Shop on 1.24 Acres

**INCOME PRODUCING PROPERTY IN PARKSBURG/ POMEROY AREA**

**THURSDAY, APRIL 6, 2017 at 4:00 PM**

12 Washington Ln, Coatesville, PA 19320, Sadsbury Twp, Chester Co, Coatesville Area School District

*From Bus. Rt. 30 in Sadsburyville take Old Wilmington Road for 0.8 miles, left on Washington Lane to property.*



***This income producing property has a lot to offer!!*** The property contains two similar houses, each 1 1/2 stories, stucco exterior, covered front porch, enclosed rear porch w/laundry hook-ups, kitchen, living room, 2 bedrooms and a full bath on the main level, upper level bedroom, and full basement with oil hot water heat and public water and sewer. A paved driveway separates the two homes with a detached 20' x 20' two car garage in the middle. To the back of the property is a 32' x 44' heated shop with bathroom and an attached 10' x 14' storage shed that serves as an office. The shop has 200 amp service, oil heat, and a half ton overhead crane. The 1.24 acres is flat and mostly open with a few large shade trees, building area, and paved drive with extra parking areas.

**This property is currently producing an annual income of almost \$21,000 (both house rentals) with potential of \$27,000 with shop rental.**

**Taxes:** \$6,118 **Open House:** Saturday, March 18, 25 & April 1 (1-3 pm) *or anytime by apt. call 610-286-5183*

**Terms:** 10% down day of sale; settlement within 45 days of sale **Attorneys:** Hudson L. Voltz and Nicholas T. Gard  
**Terms By:** James Reel, Priscilla Reel and the Estate of Roma Reel, Roxanne Reel, Executrix

Merle Eberly - Brian Oberholtzer  
Alvin Horning - C Ivan Stoltzfus CAI  
Horning Farm Agency, Inc. AY002091



[HorningFarmAgency.com](http://HorningFarmAgency.com)  
**610-286-5183**

**AUCTIONEERS - REALTORS - APPRAISERS**



**Heated Shop**



Below are room dimensions and pictures from one of the houses on the property.

Kitchen	11'6 x 11'6	Living Room	15'6 x 23'6	Dining Room	9'6 x 11'6	Enclosed Porch	7'6 x 22'6
Bedroom	9 x 11'6	Bedroom	9 x 12	UL Bedroom	13'6 x 35		



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