



(Chester Co./Marsh Creek Area)



# PUBLIC AUCTION

## 4.2 ACRE FARMETTE \* 2-UNIT 2,200 SF RANCHER DWELLING 2-CAR GARAGE \* RUN-IN HORSE SHED & PASTURE!

### SATURDAY, MAY 18, 2019 @ 11-AM



2-CAR GARAGE/SHOP



2,200 SQ. FT. 3-BR COUNTRY RANCHER



2-UNIT HOME \* 4.2 ACRES!

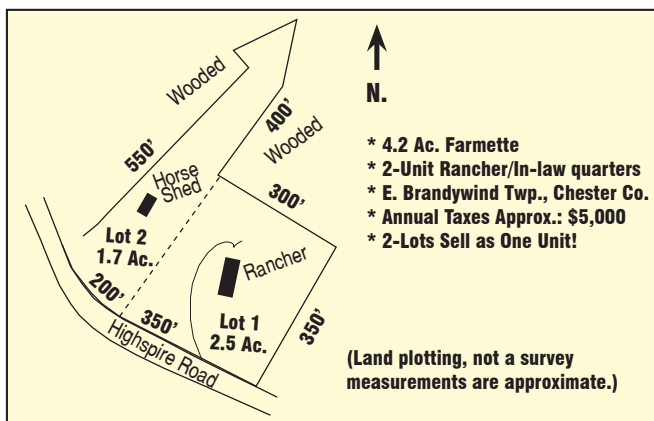
**Located at:** 21 Highspire Rd. (Village of Lyndell) Downingtown, Pa. E. Brandywine Twp.

**DIRECTIONS:** From Honey Brook Rt.322 E. 5-mi. to left on Highspire Rd. to property on left.

**REAL ESTATE:** consists of a 4.2 acre tract featuring a 2,200 sq. ft. (1966) frame/vinyl sided ranch style dwelling w/2-car garage; run-in horse shed & pasture land. Main floor of dwelling features a stunning new custom cabinetry kitchen w/granite counter-tops; center-island/bar, tile flooring, SS appliances, cabinetry continues to spacious breakfast area; laundry; family room w/stone wood-burning FP; 14x20 formal dining room w/HW floors & FP; den/office; full bath; 3-bdrms, master w/WIC & private bath; covered rear patio w/FP; attached 2-car garage. Partially improved daylight basement features a rental/in-law suite with kitchen/dining area; full bath; family room w/FP; 2-bdrms; laundry/utility room; central AC, heat pump, 2-zone LP furnace; 250 gallon LP tank; on-site well & septic; 200-amp svc; annual taxes approx.: \$5,000. **Outbuildings:** include a 24x16 run-in shed, a free-range chicken shed; storage shed & canopy plus approx. 3.5-acres fenced pasture. Double lot, 2-separate deeds; 4-horses permitted!

**OPEN HOUSE: SAT. APRIL 27 & MAY 4 from 1-3 PM for info call auctioneer @ (717) 371-3333**

**TERMS:** 10% down day of sale, balance on or before 60-days. Attorney: Kling & Diebler (717) 354-7700.



**NOTE:** Quiet rural setting features a "gentleman's farm" horses & animals OK! Spacious 2,200 sq. ft. ranch style dwelling w/numerous valuable updates & open floor plan throughout; southern exposure; in-law or rental unit; highly rated Downingtown W. schools! Close to Marsh Creek recreational area!

**\*\* BROKER PARTICIPATION OFFERED \*\***  
**\*\* Contact auctioneer for details (717) 371-3333 \*\***

**For photos & listing visit [www.martinandrutt.com](http://www.martinandrutt.com)**



NEW CUSTOM KITCHEN



GRANITE COUNTER-TOPS



FORMAL DINING RM



LOWER LEVEL KITCHEN

**AUCTION BY:**  
**MARTIN & RUTT AUCTIONEERS**  
AY2189  
Michael J. Martin (717) 371-3333  
John J. Rutt II (717) 587-8906



**AUCTION FOR:**  
**David A. & Dawn M. Sumski**