



(Honey Brook/Compass Area)



PUBLIC AUCTION

4.15-ACRES! 3-BDRM 2-BATH MODULAR HOME (Needs TLC)

24'x24' FRAME GARAGE * "HANDYMAN'S SPECIAL"

THURSDAY, AUGUST 20, 2026 @ 6:00 PM

**** OFFERING LIVE & ONLINE BIDDING ****



1,500 SQ. FT. MODULAR * DECK



RURAL 4.15-ACRE WOODED TRACT

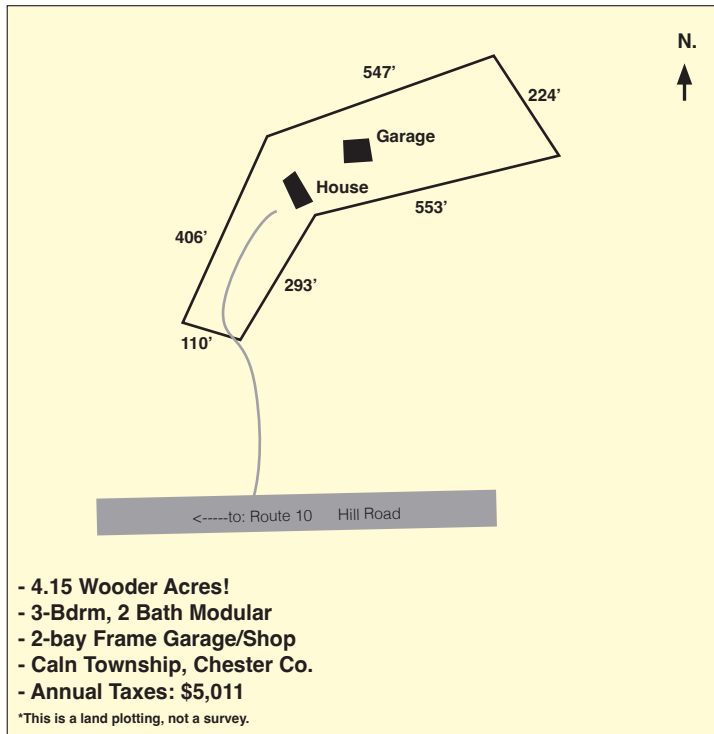


3-BDRM 2-BATH MODULAR HOME

Located at: 341 Hill Rd. Honey Brook, Pa. W. Caln Twp. Chester Co.

Directions: From Rt. 340/10 in Compass take Rt. 10 N. 2-miles to right on Hill Rd. to home on left.

Real Estate: consists of a wooded 4.15-acre tract w/a 3-bedroom modular & 2-bay garage. Modular needs some renovations, features a kitchen/dining room; living room; 3-bedrooms & 2-baths; covered front porch; rear deck; oil furnace heat; public water & on-site septic; annual taxes: \$5,011. **Outbuilding:** a 24'x24' frame 2-bay garage (needs TLC) & several utility sheds; large garden area or pasture.



OPEN HOUSE: SAT. AUG. 1 & 8 FROM 1-3 PM For info call/text Auctioneer @ (717) 371-3333.

Terms: \$35,000 down day of sale, balance in 60-days. **Attorney:** Glick Goodley, Deibler & Fanning, LLP (717) 354-7700.

Note: *Property is situated in the midst of the rural Honey Brook/Compass Amish community; easy access to Rt. 10. The property needs some renovations & TLC, this secluded mostly wooded 4.15-acres would be ideally suited for folks who enjoy backyard chickens or animals!*

OFFERING BROKER PARTICIPATION * CONTACT AUCTIONEER @ (717) 371-3333

FOR PHOTOS & DETAILS VISIT www.martinandrutt.com

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AUCTION FOR:
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