

AUCTION

Rock Run Farm - Chester County, PA



PROPERTY PREVIEWS

12-2 PM, Sunday, June 8th
12-2 PM, Thursday, June 19th

**By Order of the Court
Appointed Master**



Max Spann
Real Estate & Auction Co.
P. O. Box 4992
Clinton, New Jersey 08809

A licensed PA Real Estate Broker
Robert L. Dann Auctioneer Lic #AU005609



TERMS AND CONDITIONS

Registration: By fax, on-line and at open houses

Date and Place of Auction: June 27, 2014 @1PM, 1801 Ridge Rd, Warwick Twp, Chester County, PA 19465

Terms of Sale: Auction Requirements: A 10% deposit of the contract price is required on auction day upon execution of the contract. All bidders must be pre-registered and are required to have a bank cashier's check in the amount of \$40,000. This check should be made payable to yourself and endorsed to Escrow Holder after completion of auction. A second check is required in the form of a personal check for the balance of the 10% deposit. NO EXCEPTIONS!

The escrow deposit will be held in a non interesting bearing account.

A 10% Buyer's Premium will be added to the final bid and be included in the total contract price. Auctioneer reserves right to deny admittance to any person. Auctioneer may alter terms of sale through announcement on Auction Day.

Contract: The successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment (earnest money). This is an Auction Sale and is not subject to an attorney review period. The sale is subject to Seller's confirmation and acceptance. Contract of sale was prepared by Seller's Counsel and should be reviewed prior to the auction.

Closing: Will be on or before 30 days following the Auction Date. Payment of the balance of purchase price by certified check or bank cashiers check.

Broker Participation: Invited, call for details.

Disclaimer: THE PROPERTY IS SOLD "AS IS". All information regarding the properties for sale are from sources deemed reliable, but no warranty or representation is made by the Seller, Auctioneer, Realtor, Affiliates or Employees of the Realtor as to the accuracy or reliability thereof and same is subject to errors, omissions, other conditions, or withdrawal without notice. Prospective Purchasers must rely solely upon their own investigations and due diligence.

Financing: Available to qualified buyers, purchase is not contingent on purchaser financing.

AUCTION

Rock Run Farm

97.92^{+/-} Acres with 1750 Colonial Home
and 2.8^{+/-} Acre Private Pond

June 27th 1 PM

Warwick Twp., Chester County, PA



By Order of the Court Appointed Master, L. Peter Temple, Esq.

97.92^{+/-} Acres with 1750 Colonial Home & 2.8^{+/-} Acre Private Pond Chester County, PA



Chester County



Living Room with Adjoining Solarium



1 Bedroom Apartment

PROPERTY PREVIEWS:

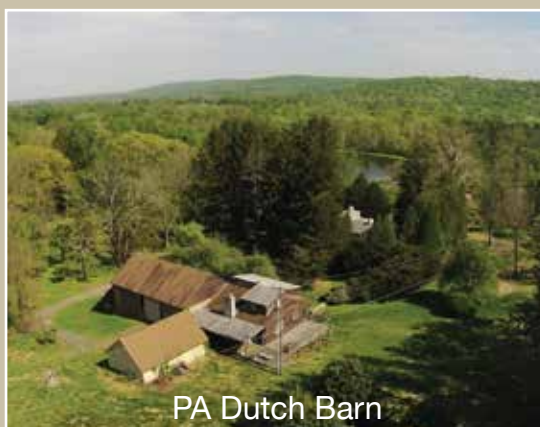
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Property & Auction Location:

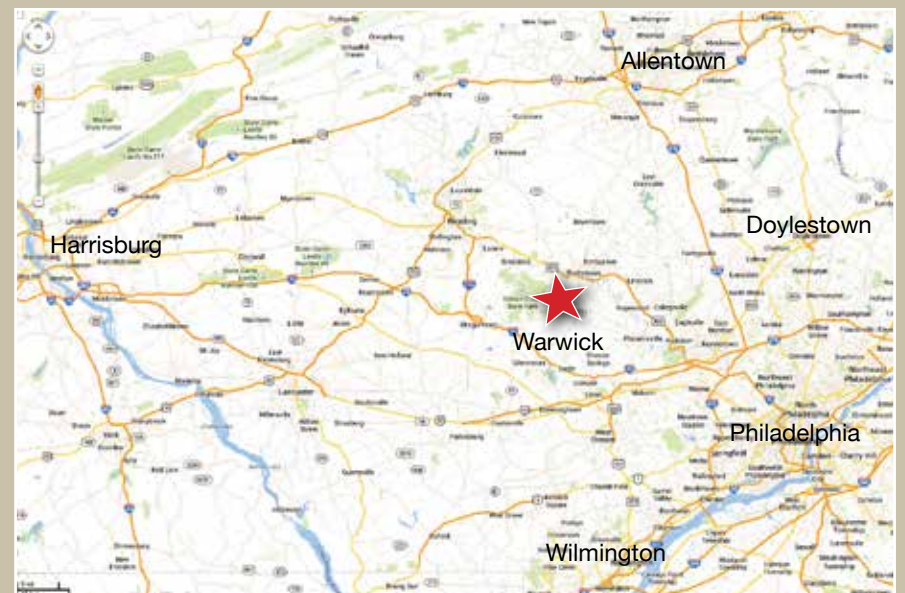
On-Site

1801 Ridge Rd, Warwick Twp
Chester County, PA 19465

- 3,775^{+/-} SF, 5 Bedroom circa 1750 colonial home with all the charm
- 2.8^{+/-} Acre Private Pond
- Plenty of storage options-Barn, 2 car garage, and spring house
- The right setting looking for the right pair of hands to restore this beauty
- Barn with 1 Bedroom Apartment
- Close to French Creek State Park , St. Peters Village Hiking/Horse trails and across the street from Warwick County Park
- Minutes from Routes 23 & 100 and Chester Springs



PA Dutch Barn



Property Directions:

1801 Ridge Rd, Warwick Twp, Chester County, PA 19465

From North/NJ Turnpike: From Philadelphia: Take Route 76 West to exit 312 for Route 100 N/Pottstown Pike. Continue on Route 100 N for 8.7 miles. Turn Left onto Route 23 West/Ridge Rd. Continue for 2.6 miles to property on the Right.



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NEW YORK: 370 Lexington Avenue, New York, NY 10017

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Court Appointed Master: L Peter Temple, Esquire / Larmore Scarlett LLP / Kennett Square, PA