

FISHER  
R.E. AUCTION

- Cochranville Area -

## Picturesque "10.4 Acre" Horse Farmette

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# PUBLIC REAL ESTATE AUCTION

**Attractive 4 Bdrm 2 Sty Home w/Attached 2-Car Garage,  
3.5 Baths, 36'x72' 8-Stall Horse Barn, Lg Outdoor Arena,  
34'x45' Detached Garage, Lg Fenced-In Pastures on "10.4 Acres"  
Friday, January 24, 2025 @ 4:00 PM**

**Location: 529 Center Hall Rd, Cochranville PA 19330 (Chester County)**

Directions: From Gap take Rt 41 south to right onto Steelville Rd to left onto Center Hall Rd to property on R.



**This Attractive 4 Bdrm 3330 Sq Ft 2 Sty Home** features a charming kitchen w/newer Cherry cabinets w/Granite & Quartz countertops, large kitchen island, plenty of cherry pantry cabinet storage, SS appliances, dining rm w/large bay window which leaves in plenty of natural lighting, kitchen & dining rm have tile floors, large inviting family room w/a brick fireplace & wood pellet insert, also has access to an outback deck, living rm w/closets, den/office w/ceiling fan, hallway w/half bath, front door entry foyer w/open stairway which leads to second floor where you'll find 3 spacious bedrooms including a master bedroom which has access to a master bath w/jacuzzi and a spacious walk-in closet, This home also has a large first floor master suite which is perfect for you and or to host extra guests which has exterior access from the front wrap-around porch, also has a full bath and spacious closets, Beautiful hardwood flooring thruout main living areas, **Convenient 1<sup>st</sup> floor laundry room w/tile floor, washer and dryer**, hallway w/plenty of closet storage & interior access to an oversized 2-car garage, Also has a full basement w/high ceilings, Bilco door exterior access, **Newer Kinetico water treatment system**, 200 amp service, **Central air**, oil hot water baseboard heat, plenty of canned good shelf storage. **This home has been very thoughtfully updated and boastfully meets the needs of todays modernism**, Enjoy the large wrap-around porch to sit and just enjoy the beauty of the countryside. **In addition to this beautiful charming home this property offers pretty much everything that a true horse lover could wish for including** a large 36'x72' 8-stall horse barn w/a beautifully finished, spacious tack room, convenient wash bay, Another huge Equestrian lovers asset is the large 220'x100' outdoor arena w/ sand footing which is perfect for training or enjoyment, Property has 5 large fenced-in pasture paddocks w/3 run-in sheds. **A few additional building amenities include an up-to-date 34'x45' 2-car garage/workshop/storage w/3-phase electric, power garage doors etc**, Enjoy relaxing on the beautiful 14'x24' outback pavillion which is off of a nice paver patio and paver sidewalks, large front and back lawn areas, large established garden, very well cared for flowerbeds and mature shrubbery all adds to the outdoor beauty of this home, Property has its own private well & sewer and is located in Chester Co, Octorara School District, W Fallowfield Twp., **Note:** This Picturesque 10.4 Acre Farmette is truly an "exceptional" hard to find property and comes with spacious up-to-date buildings in absolute move-in condition. Whether you're a horse lover, hobbyist or simply looking for a place of your own this property has lots to offer. A must see to appreciate!

**Terms:** \$75,000.00 down @ auction. Settlement on or before March 21, 2025. Glick, Goodley, Deibler & Fanning attys.

**Open House: January 4<sup>th</sup>, 11<sup>th</sup>, & 18<sup>th</sup> from 1-3 PM or by appointment. Contact auctioneer @ 717-327-1215 w/any questions or to schedule an appointment.**

**We are now offering assistance with Bridge Loans and Down Payments. Call us @ 717-327-1215 for more information!**



**See more at [auctionzip.com](http://auctionzip.com) ID #44467**

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**Auctioneers:**  
Elam Esh 717.327.1215  
Amos Stoltzfus 717.738.9157  
Leon Fisher 717.786.7217

LIC. #AY2246

**Auction For:**  
Henry & Anna Fisher  
717-874-1751



### - Dimensions -

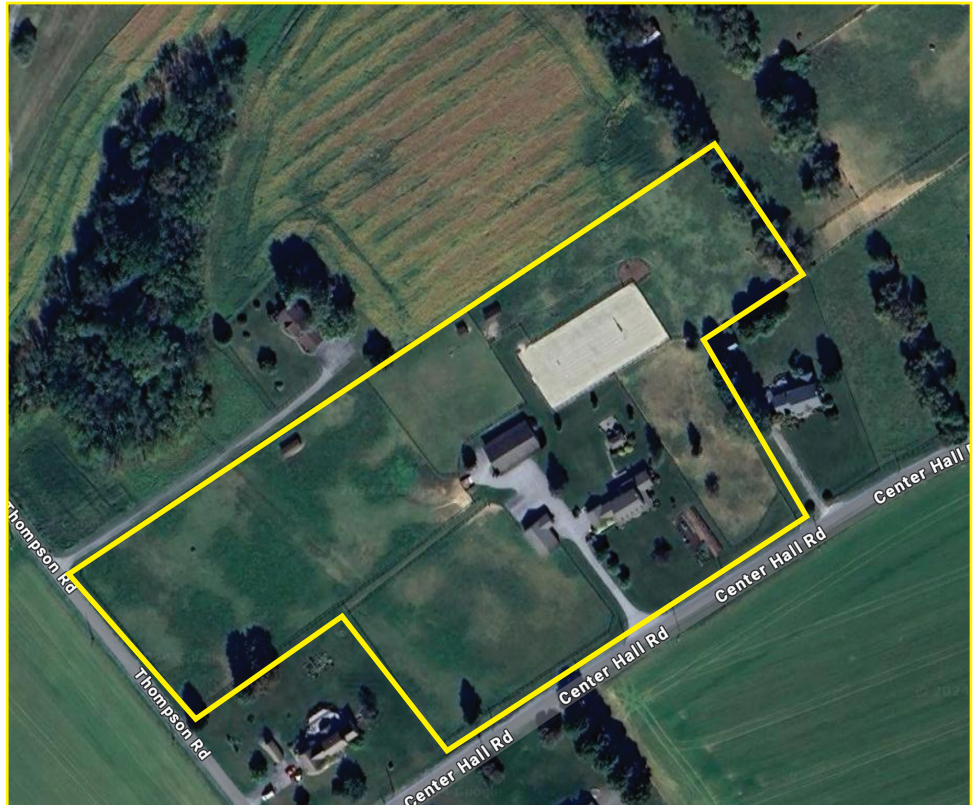
**1<sup>st</sup> Floor Master Suite:** 20'x20'  
**Bedroom:** 17'x13'  
**Bedroom:** 15'9"x12'  
**Bedroom:** 15'9"x12'  
**Kitchen/Dining Room:**  
 24'5"x13'  
**Pantry:** Pantry cabinets  
**Living Room:** 16'x13'

**Family Room w/Fireplace:**  
 24'x15'  
**Den/Office:** 16'x13'  
**Laundry:** 8'x8'w/Washer & Dryer  
**Master Bath:** 13'x12' w/Jacuzzi  
 & Shower  
**2<sup>nd</sup> Floor Full Bath:** 10'x7'



#### PROPERTY INFORMATION

**Type:** 2 Story  
**Square Feet:** 3,330 Sq Ft  
**Construction:** Frame/Vinyl  
**Condition/Age:** Very Good/1994  
**Roof/Condition:** Asphalt/Good  
**Flooring:** Tile/Hardwood  
**Kitchen:** Yes/Updated  
**Dining Rm:** Yes  
**Living Room:** Yes  
**Family Room:** Yes w/Fireplace  
**Laundry:** Yes w/Washer & Dryer  
**Pantry:** Spacious Cabinets  
**Bedrooms:** 4  
**Basement:** Full  
**Baths:** 3.5  
**Deck:** 14'x16'  
**Porch:** 8'x60' Wrap-around  
**Windows:** Insu/Tilt-in  
**Heating:** Forced Air/Oil  
**Attached 2-Car Garage:** 23'x23'  
**Barn:** 36'x72'  
**Garage:** 34'x45'  
**Sewer:** On-site  
**Water:** On-site  
**Lot Size:** 10.4 Acres  
**Schools:** Octoraro School District  
**Taxes:** \$10,400.00  
**Township/Zoning:** W Fallowfield/Ag  
**Attorney:** Glick, Goodley, Deibler & Fanning  
 Attys



*Info deemed to be correct but not guaranteed.*

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