

AUCTION

ONLINE AUCTION
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Five Pennsylvania Properties
Montgomery, Chester,
& Monroe Counties

NEW AUCTION DATES

Monday May 18th - Wednesday, May 20th



Bid Online!

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or go on-line



Five Properties
Throughout
Pennsylvania

1 Approved 10 Lot Development Site

2 7.52^{+/-} Acre Private Wooded Lot with Stream
in Lafayette Hill

3 5.99^{+/-} Acre Sub-division

4 Country Home on 1.95^{+/-} Acres

5 2.190^{+/-} Acre Commercial Lot on Route 115



Offices: New York, NY | Clinton, NJ | Naples, FL
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A licensed PA Real Estate Broker
Robert L. Dann Auctioneer
#AU005609

1 FAIRVIEW ESTATES DEVELOPMENT OPPORTUNITY OF 10 ONE-ACRE LOTS

APPROVED AND READY TO GO!

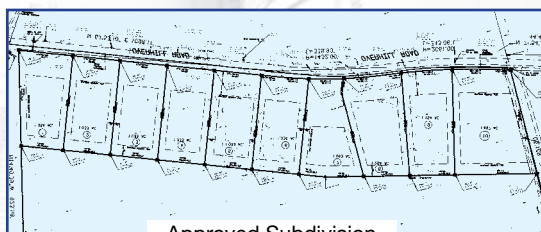
Minimum Bid \$200,000



- All approved and shovel ready
- Excellent location, less than 1/2 mile from West Chester Rd and minutes to Route 30 bypass at Route 82.
- Public utilities available – Water & sewer
- 10 EDU's included

Property Address:
30 Overhill Road
Coatesville, Chester County, PA 19320

Property Preview:
Download the Property Information Package, then, drive-by when convenient



Approved Subdivision

2 7.52+/- ACRE PRIVATE WOODED SITE WITH STREAM IN DESIRABLE LAFAYETTE HILL

Minimum Bid \$300,000

- Excellent opportunity to build a single estate home, family compound with several homes, or subdivide and build as a single home community.
- Wonderful location in Lafayette Hill across from the exclusive Ace Club golf course.
- Incredible rare raw land opportunity with private natural wooded setting and a tranquil stream.
- Minutes to Chestnut Hill and Philadelphia, yet worlds away – Commuters delight with easy access to I-76, I-476 and I-276.



Potential Subdivision

Property Address:
Manor Road (GPS use 2211 Manor Road)
Lafayette Hill, Whitmarsh & Springfield Townships, PA 19444

Property Preview:
Download the Property Information Package, then, drive-by when convenient

3 5.99+/- ACRES POSSIBLE SUB-DIVISION

Minimum Bid \$125,000



- Build your homes here or possible sub-division
- Combine with adjoining house-bid for both!
- Close to Lansdale, Doylestown, Blue Bell, Route 309 and I-476

Property Address:
South County Line Road
Souderton, Franconia Township, PA 18965

Property Previews available by Appointment.
To schedule call 888-299-1438 x10 or email: auctions@maxspann.com

4 COUNTRY HOME ON 1.95+/- ACRES

Minimum Bid \$75,000



Virtual Tour available on MaxSpann.com

- Renovate the existing home and move right in or rebuild and increase the size and bedroom count.
- Excellent for the first time home buyer or the investor looking for extra income.

Property Address:
32 South County Line Road
Souderton, Franconia Township, PA 18965

Property Previews available by Appointment.
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5 2.19+/- ACRE COMMERCIAL LOT ON ROUTE 115, NEAR THE POCONO RACEWAY

Minimum Bid \$10,000



- Numerous commercial business possibilities
- High visibility location on Route 115
- Down the road from the "Tricky Triangle" (Pocono Raceway).
- Minutes to Route 80 and the Raceway provide an excellent opportunity to grow your commercial service business.

Property Address:
Route 115
Blakeslee, Tuckhannock Township, PA 18610

Directions: From the Rt 80/115 Intersection, head south on 115 for 4 miles. Property is on right, just south of the racetrack.

Property Preview: Download the property information package, then, drive-by when convenient



ONLINE AUCTION

Bidding Begins: Monday, May 18, 2020 at 9:00 am

Bidding Concludes: Wednesday, May 20, 2020 at 11:00 am

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**Bid Your Price for These Properties
Guaranteed to sell at or Above the Minimum Bids**