

# AUCTION

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Five Pennsylvania Properties  
Montgomery, Chester,  
& Monroe Counties

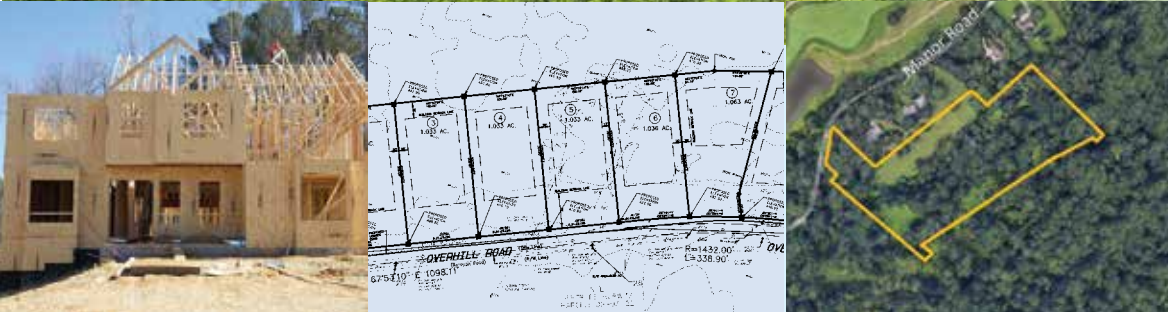
**NEW AUCTION DATES**

**Monday May 18<sup>th</sup> - Wednesday, May 20<sup>th</sup>**



**Bid Online!**

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or go on-line



Five Properties  
Throughout  
Pennsylvania

**1** Approved 10 Lot Development Site

**2** 7.52<sup>+/-</sup> Acre Private Wooded Lot with Stream  
in Lafayette Hill

**3** 5.99<sup>+/-</sup> Acre Sub-division

**4** Country Home on 1.95<sup>+/-</sup> Acres

**5** 2.190<sup>+/-</sup> 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!

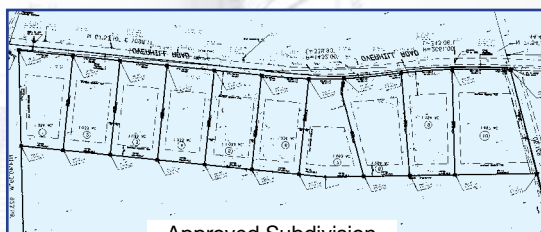
Minimum Bid \$200,000



- 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, Whitemarsh & 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



- 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.**  
To schedule call 888-299-1438 x10 or email: auctions@maxspann.com

# 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**