

ABSOLUTE AUCTION to the Highest Bidder

Historic St. Peter's Village *in Operation*

Warwick Township, Chester County, PA



121 Subdivided Home Sites. Charming Hotel with Restaurant. Quaint Shops.
All 134 properties on 83+/- acres with mineral rights to be sold as one unit.

Between Philadelphia & Lancaster County • 7 mi south of Pottstown, 18 mi north of West Chester

Image digitally enhanced; overhead utility lines and utility poles removed. Photo does not depict actual site conditions.

The Offering

121 home sites for: 33 single-family, 33 twins, 34 townhomes, 21 two-acre sites

13 commercial buildings, 43,500± sq. ft.

83± acres, zoned R-2, R-3, B-1

Wastewater treatment plant in place (buyer to improve for full build-out)

Liquor license, utility systems, personal property, goodwill

Subterranean mineral rights — documented iron ore

Auction Details

Auction Date: Wednesday, September 30 at 2 PM

Auction Location: Desmond Hotel Malvern
One Liberty Blvd, Malvern, PA 19355

Preview: Daily, any time, by car or on foot

Terms: \$150,000 cashier's check to register to bid. 15% total deposit of high bid at knockdown. Settlement on or before 60 days. Register to bid at the auction.

2% Buyer-Broker Commission Available

TRAIMAN
AUCTIONS



Visit **SaintPetersVillageAuction.com** for more information

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Notice: The information used for the advertising of this property may not be accurate. Measurements, figures and drawings are approximate. Interested parties must do their own research prior to the auction and are not to rely on any information provided by the seller, the auction company, or their representatives. Photos digitally enhanced. Announcements made at the auction and the final Agreement of Sale take precedence over any advertising or oral or written announcements. Auctioneer reserves the right to determine the bid increments. Subject to sale prior to auction. Auctioneer represents the Seller, not the Buyer. EQUAL HOUSING OPPORTUNITY.

Douglas Clemens, Auctioneer, PA AU-000159-L and Robert H. Clinton, Auctioneer, PA AU-001750-L. In cooperation with: Alex Wolfington, Wolfnet LLC, Broker 103 Salford Way, Telford, PA 18969. Traiman Auctions, LLC, 215-545-4500. Wolfnet, LLC, 610-526-9700

ABSOLUTE AUCTION

TO BE SOLD TO THE HIGHEST BIDDER

Historic St. Peter's Village *in Operation*
Warwick Township, Chester County, PA

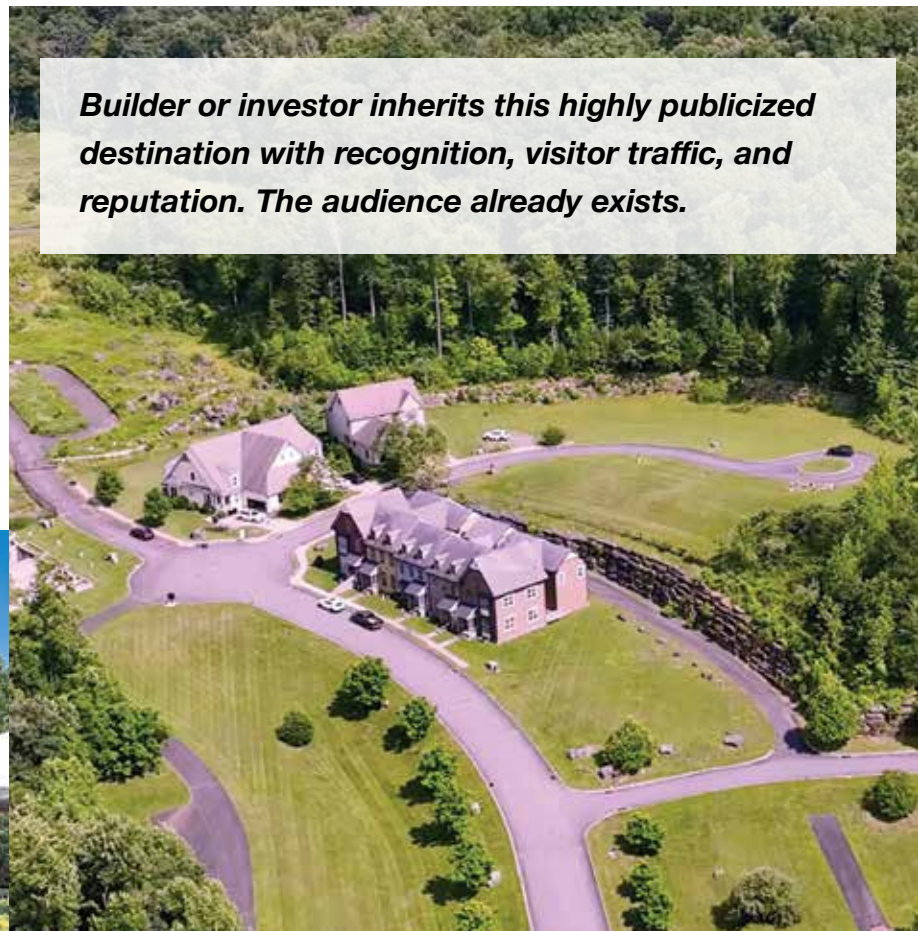
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WEDNESDAY, SEPTEMBER 30, 2:00 PM

The Inn at St. Peter's Village



Builder or investor inherits this highly publicized destination with recognition, visitor traffic, and reputation. The audience already exists.

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