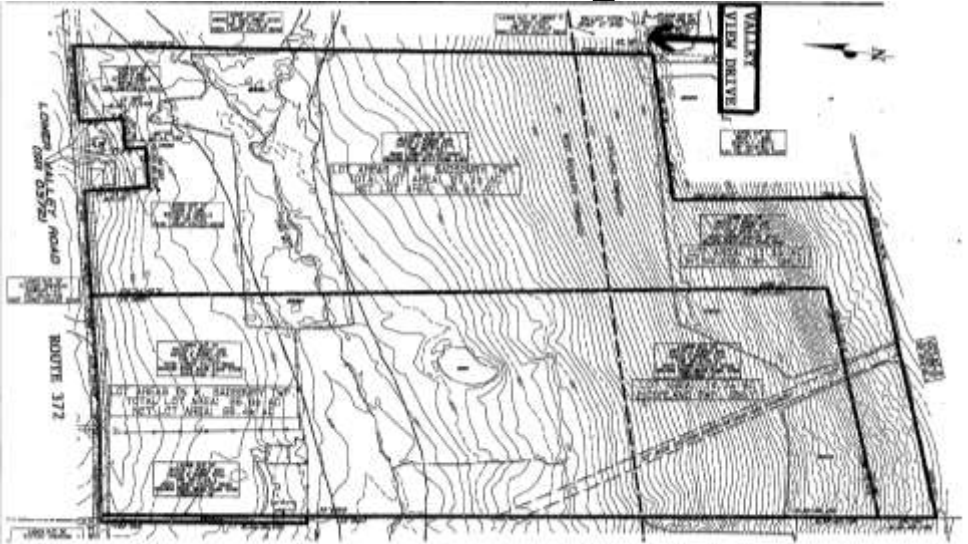


# Tax Map



**4000 Lower Valley Road  
Parkesburg, PA 19365  
76 + Acre Farm with a Circa 1820s  
Stone Farmhouse with Additions  
Zoned Industrial & Rural Conservation**



**\$1,950,000.00**



Route 30 & Pequea Ave  
P.O. Box 7, Gap PA 17527  
(717) 442-9221  
(610) 384-8433

Listing Agent: Stephen J. Barr  
steve@barr1.com  
[www.barr1.com](http://www.barr1.com)

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**ADDRESS:** 4000 Lower Valley Road, Parkesburg, PA 19365

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**PRICE:** \$1,950,000.00

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**OWNER:** G. Jeffrey, Brian L., & David G. Worst

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## ★FEATURES★

76+ Acre Farm with a Circa 1820's Stone Farmhouse with Additions.  
53+ Acres Zoned Industrial and 22+ Acres Zoned Rural Conservation  
with Many uses Possible. Ideal Spot to live and upgrade your  
manufacturing business too! Subdivision possibilities exist.  
Won't Last Long and Priced to Sell!!

## ★SPECIAL FEATURES★

Living Room Stone Wood Burning Fireplace  
Family Room Fireplace & Built in Corner Cupboard  
Large Custom Cherry Country Kitchen with Dining Area &  
Lots of Cabinets  
12'x23' Enclosed Sun Porch  
Oversized Attached 2 Car Garage with a 2<sup>nd</sup> Floor 1 Bedroom Apartment  
for Extra Income  
56'x70' Bank Barn  
40+ Acres Tillable Land, Fenced Pasture Areas, Small Stream & Pond  
Wooded Area Great for Deer Hunters

## ★APARTMENT OVER GARAGE★

Well Kept 1 Bedroom Apartment with Living Room, Eat in Kitchen &  
full Bath, Access to Laundry in Garage, Central A/C.

## ★PURCHASE PRICE INCLUDES★

Propane Oven/Range	Built in Dishwasher
Refrigerator	Garbage Disposal
<i>Refrigerator &amp; Electric Oven/Range in Apartment</i>	

## ★DIRECTIONS★

From Route 41 at Atglen Take Route 372 East to Property  
Approximately 1 ½ Miles on Right.

*The information contained in this brochure is believed to be accurate,  
but is not guaranteed.*

**STYLE:** 2 ½ Story Stone Farmhouse  
**YEAR BUILT:** Circa 1820's  
**LOT DESCRIPTION:** 76 Acres +/- (Plot Plan on Back)  
**TAX PARCEL:** 36-07-0012, 0012.0100, 45.02.0020, & 0020.0200  
**DEED REFERENCE:** 8877-1121 & 8846-1782  
**ZONING:** West Sadsbury- Industrial  
 Highland Twp- Rural Conservation  
**LIVING AREA:** 3,288 Sq Ft +/-

**TAXES:**           **YEAR: 2018**  
 \$13,574           **School:** Octorara Area  
 \$1,484           **County:** Chester  
 \$867           **Municipal:** W. Sadsbury/Highland Twp  
 \$15,925       **TOTAL**

**4 Bedrooms            2 Baths**

ROOM	SIZE	LEVEL	COMMENTS
LIVING ROOM	12'x15'	1 <sup>st</sup>	Hardwood
KITCHEN	15'x20'	1 <sup>st</sup>	Vinyl
FAMILY ROOM	13'x20'	1 <sup>st</sup>	Hardwood
BEDROOM	12'x14'	2 <sup>nd</sup>	Wall to Wall Carpet
BEDROOM	12'x13'	2 <sup>nd</sup>	Softwood
BEDROOM	12'x16'	2 <sup>nd</sup>	Wall to Wall Carpet
BEDROOM	13'x17'	2 <sup>nd</sup>	Wall to Wall Carpet

**BATHS:** 2 Full on 2<sup>nd</sup> Floor  
**LAUNDRY:** Area in Garage  
**HEAT/COOL:** Oil Hot Water  
**WATER HEATER :** Summer/Winter Hook up  
**WINDOWS/DOORS:** Aluminum with Screens  
**BASEMENT:** Full/Concrete Floor/Outside Entrance  
**GARAGE:** Oversized 2 Car Att. w/ Electric Openers  
**WATER:** Well  
**SEWER:** On Site  
**ROOF:** Wood Shingle

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