



# Prudential

**Fox & Roach**  
**REALTORS®**

## EXECUTIVE SUMMARY:

Land Development  
Executive Offices  
49 East Lancaster Avenue  
Malvern, Pennsylvania, 19355  
Direct 610-306-3933  
Office 610-647-2600  
Fax 610-993-3257  
Email [ed.ritti@prufoxroach.com](mailto:ed.ritti@prufoxroach.com)

## **71+ Acres – Vacant Land with Conservation Easement, East Brandywine Township, Chester County, Pa.**

- Gently sloped tillable land with some wooded acreage and a stream
- Road frontage on Dilworth Road and Corner Ketch Road
- No utilities are installed
- Conservation easement being managed by Natural Lands Trust
- A 3 acre “building envelope” will be available for future buyer – buyer will have the ability to build house, barn, outbuildings, etc within this location fronting on Dilworth Road
- Acreage suitable for farming, horses, cattle, vineyard or other assorted uses allowed within the easement restrictions
- Downingtown School District
- Close to the Village of Guthriesville, across the Road from Township parks and within walking distance of Elementary School
- Priced at \$954,000 (\$13,250 per acre) – we suggest you compare land prices to understand the real value being offered
- Adjacent to a 10.9 acre site also available subject to the proposed Conservation Easement on which the exiting farm buildings are located (this property is being offered at \$550,000)
- Contact

Ed Ritti  
610-306-3933  
[ed.ritti@prufoxroach.com](mailto:ed.ritti@prufoxroach.com)

**ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.**

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Regional Land Director  
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### List of Primary Contacts

#### Family Attorney

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MacElree Harvey  
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610-840-0239  
[jbellinghieri@macelree.com](mailto:jbellinghieri@macelree.com)

#### Public Water

Gary Horne  
Aqua America water Company  
762 West Lancaster Avenue  
Bryn Mawr, Pennsylvania, 19010  
610-645-4230  
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#### East Brandywine Township

Scott Piersol  
1214 Horseshoe Pike  
Downingtown, Pennsylvania, 19335  
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[scottpiersol@ebrandwine.org](mailto:scottpiersol@ebrandwine.org)

#### Site Engineer

Michael Davis / Greg Newell  
Nave Newell Engineers  
357 South Gulph Road  
King of Prussia, Pennsylvania, 19406  
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#### Conservancy

Jack Stefferud  
Natural Lands Trust  
1031 Palmers Mill Road  
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[jstefferud@natlands.org](mailto:jstefferud@natlands.org)

#### Real Estate - PF&R, Land Development

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