



(New Holland Borough)



PUBLIC AUCTION

2-BDRM, 1-BATH, 1-STORY 1,120 Sq. Ft. DWELLING VALUABLE RENTAL/INVESTMENT or STARTER HOME

THURSDAY, FEBRUARY 18, 2021 @ 4-PM



1,120 SQ. FT. HOME & SHED



2-BDRM, 1-BATH DWELLING



EAST SIDE VIEW

Located at 11 Western Ave. New Holland, Pa. 15775

DIRECTIONS: From Main St. (Rt. 23) west end of New Holland take Western Ave N. to home on right.

REAL ESTATE: consists of a one-story 2-bdrm, 1-bath 1,120 sq. ft. vinyl sided frame dwelling on a .07-acre lot. Home features a kitchen w/modern wood cabinetry; electric range, fridge & DW included; dining area; family room w/12' vaulted ceiling; 2-bdrms & full bath; recent vinyl plank flooring throughout. Interior is in very good condition! Oil furnace forced air heat w/275 gallon fuel tank, public water & sewer; annual taxes: \$2,107. Lower level utility area crawl space. Out-building: a 10'x12' utility shed. Paved off street parking for 2-vehicles.

OPEN HOUSE: SAT. JAN. 30 & FEB. 6 from 1-3 PM for info call auctioneer @ (717) 371-3333.

TERMS: 10% down day of sale, balance on or before 60-days. Attorney: Kling & Deibler (717) 354-7700.

NOTE: *Low maintenance home is currently a rental apartment; the rent is \$750/mo. Tenant pays water, sewer, heat, electric & trash. Conveniently located 1/2 block off Main St. easy walking distance to restaurants & grocery stores. Desirable ELANCO schools!*

For photos & listing visit www.martinandrutt.com

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
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John J Rutt II (717) 587-8906



AUCTION FOR:
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