



(Fleetwood/Alsace Manor Area)



PUBLIC AUCTION * 2-PROPERTIES!

#1) 3-BDRM 1-BATH 1,288 Sq. Ft. RANCHER * .51-AC. LOT
#2) 1.32-ACRE VACANT LOT * IDEAL CUSTOM HOME SITE
**** BOTH SELL @ 27 HARTZ RD. FARM AUCTION LOCATION ****
THURSDAY, JUNE 29, 2023 @ 6-PM



TRACT #1) 3-BDRM 1-BATH RANCHER



1,288 SQ. FT. RANCHER * .51-AC.



TRACT #2) 1.32-AC. VACANT LOT

Located at 59 Hartz Rd. Fleetwood, Pa. Alsace Twp. Berks Co.

DIRECTIONS: From Berkshire Mall Reading Rt. 222/422 take Rt. 12 E. 6-miles to left on Mt. Laurel Rd. 1-mile to right on Hartz Rd. to property on right. **AUCTION HELD @ 27 HARTZ RD. FARM AUCTION!**

REAL ESTATE: Consists of a 3-bedroom 1,288 sq. ft. rancher on a rural .51-acre lot. Main floor features a nice eat-in style maple cabinetry kitchen w/appliances & pantry; 10'x14' 3-seasons sunroom; 14'x18' living room w/stone fireplace & HW flooring; updated full bath; 3-bedrooms w/closets; lower level includes ground level egress door; a 20'x24' family room w/FP & wood burning insert; 14'x20' workshop area; 14'x20' utility room w/laundry; oil furnace; central AC; on-site well & septic; nice circle driveway & parking area; rear deck & patio; utility shed; annual taxes: \$3,227; home currently rented @ \$800/mo.



NICE WOOD CABINETRY KITCHEN



UPDATED FULL BATH

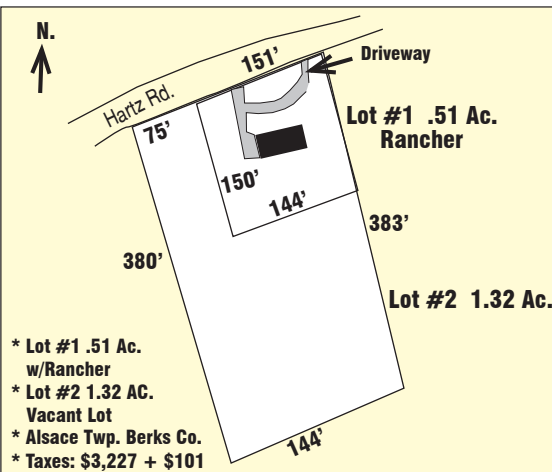
TRACT #2: Consists of a level residential zoned 1.32-acre lot adjacent to tract #1 with 75' frontage along Hartz Rd. Ideally suited for a custom home site! Annual taxes: \$101. Both properties will be offered individually or jointly.

OPEN HOUSE: SAT. JUNE 10 & 17 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

TERMS: 10% down day of sale, balance in 60-days. **Attorney:** Kling, Deibler & Glick (717) 354-7700.

Note: Home needs some minor cosmetic TLC; nice rural location, desirable one-story living, excellent rental/investment or residence; Oley Valley School District.

For Photos & Detailed Listing Visit www.martinandrutt.com



AUCTION BY:
MARTIN & RUTT AUCTIONEERS
AY2189
Michael J. Martin (717) 371-3333
John J Rutt II (717) 587-8906



AUCTION FOR:
Moses B. & Emma Glick