



(Earl Twp./New Holland Area)



PUBLIC AUCTION

3-BDRM 1.5-BATH RANCHER w/1-CAR GARAGE * .38-AC. LOT 1,334 Sq. Ft. ONE-OWNER (1968) HOME w/ RENTAL INCOME! TUESDAY, AUGUST 1, 2023 @ 6:30-PM



BEAUTIFUL FARMLAND BORDER!



1,334 SQ. FT. RANCHER * .38-AC. LOT



3-BDRM 1.5-BATH RANCHER W/GARAGE

Located at 616 S. Kinzer Ave. New Holland, Pa. Earl Twp. Lancaster Co.

DIRECTIONS: From Rt. 23 Main St. New Holland take S. Kinzer Ave. south 1-mile to home on right.

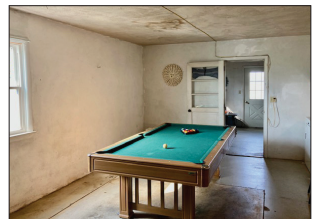
REAL ESTATE: Consists of a (1968) one-owner 1,334 sq. ft. 3-bedroom rancher w/attached 1-car garage on a .38-ac. rural lot. Main floor includes an oak cabinetry kitchen w/pantry, range, microwave, DW & refrigerator; 12'x14' dining room w/patio doors to rear 12'x18' private deck; 14'x18' living room w/bay window; full bath w/linen closet; 3-bedrooms w/closets; attached 1-car garage w/laundry hook-up; 16'x12' utility room w/powder room & laundry tub; 1,334 sq. ft. basement w/concrete floor & Bilco egress door; utility room w/oil furnace forced air heat; on-site well & septic system; annual taxes: \$2,976. New roof (5-yrs); insulated windows & doors; house is currently a rental @ \$800/month.



OAK CABINETY KITCHEN



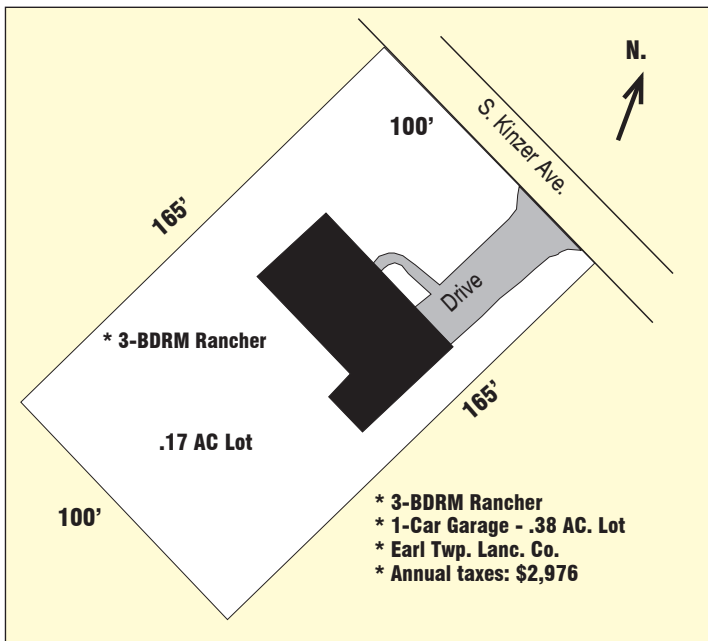
1-OF-3 BEDROOMS W/CLOSETS



1-CAR GARAGE & UTILITY ROOM



REAR DECK/PATIO AREA



OPEN HOUSE: SAT. JULY 15 & 22 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: Beautiful rural setting in the Mill Creek Valley just south of New Holland! Farmland views both front & back! Solid well-built custom home w/maintenance free exterior; a "must-see" country rancher!

For photos & complete 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:
THELMA M. EBERLY