



(Atglen/Christiana/Gap Area)



PUBLIC AUCTION

4-BDRM 2-BATH CAPE COD DWELLING * 1.10-AC. LOT 2-STORY 2-STALL HORSE BARN * PASTURE & GARDEN AREA

THURSDAY, AUGUST 17, 2023 @ 6:30 PM



2-STALL HORSE BARN * 1.10-AC.



4-BDRM 2-BATH CAPE COD



PATIO & REAR DECK AREA

Located at 1075 Zook Rd. Atglen, Pa. W. Sadsbury Twp. Chester Co.

DIRECTIONS: From Gap, Pa. take Rt. 41 S. past Dutchway Farm Market turn left on Zook Rd. ¼ mile to property on right.

REAL ESTATE: Consists of a 1,400 sq. ft. 3-bedroom 2-bath 1.5-story home & horse barn on a rural 1.10-ac.

tract. Main floor features an eat-in style kitchen w/modern wood cabinetry; 24'x12' great room/sun room w/cathedral ceiling; patio doors to rear deck & 12'x20' patio area; 40'x8' front porch; 14'x12' family room w/vinyl flooring; full bath; master bedroom suite; upper level includes full rear dormer, 3-bedrooms w/ closets & full bath. Daylight unimproved basement has concrete floor w/ radiant heat; laundry hook-up; LP furnace w/4-zones; water treatment system; on-site well & septic; 500 gallon LP tank; annual taxes: \$5,342; Octorara Area Schools. **Outbuilding:** a 1,100 sq. ft. 2-story 2-stall horse barn; tack room; carriage/garage bay; upper level hay storage or workshop area; fenced pasture for horses/animals. Nice macadam driveway & parking area; large garden & front yard w/mature shade.

OPEN HOUSE: SAT. JULY 29 & AUG. 5 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: Valuable updated country property that borders Amish farmland. Nice 1.10-acre "farmette" property is ideal for animals/horses; located along a quiet side road with easy access to Rt. 41.

Offering Broker Participation * Contact Auctioneer (717) 371-3333

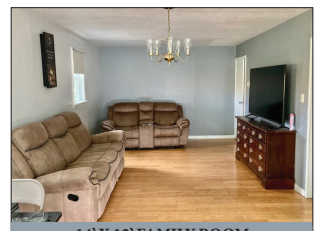
For photos & complete listing visit www.martinandrutt.com



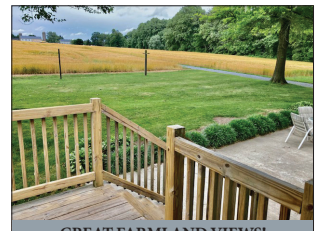
MODERN CABINETRY KITCHEN



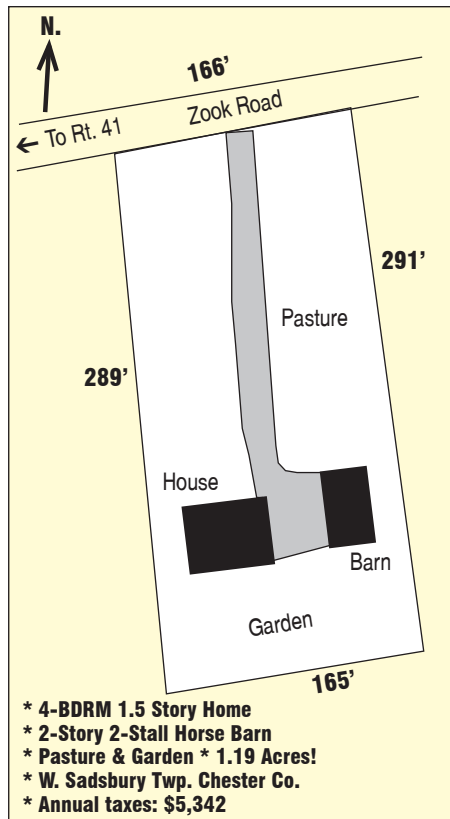
GREAT RM W/VAULTED CEILING



14' X 12' FAMILY ROOM



GREAT FARMLAND VIEWS!



- * 4-BDRM 1.5 Story Home
- * 2-Story 2-Stall Horse Barn
- * Pasture & Garden * 1.19 Acres!
- * W. Sadsbury Twp. Chester Co.
- * Annual taxes: \$5,342

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
AY2189

Michael J. Martin (717) 371-3333
John J Rutt II (717) 587-8906



AUCTION FOR:
Michael J. King