



(Kleinfeltersville Area)

PUBLIC AUCTION



**58' x 48' LARGE TRUCK GARAGE/SHOP * FLOOR HEAT
2.5-STORY HISTORIC 4-BR BRICK HOUSE * .89-ACRE
TRACTOR TRAILER MACADAM PARKING AREA * CORNER LOT
THURSDAY, APRIL 25, 2024 @ 6:00 PM**



VICTORIAN 4-BR HOUSE



58' X 48' TRACTOR TRAILER SHOP



EAT-IN KITCHEN (OAK)

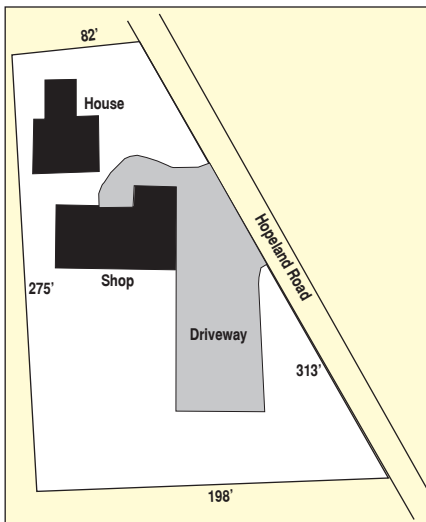


INSIDE TRUCK SHOP

Located at 2613 Heidelberg Ave. Newmanstown PA 17073 * Heidelberg Twp. * Lebanon County

DIRECTIONS: In the town of Kleinfeltersville, on the corner of Rt. 897 & Hopeland Rd.

HOUSE DETAILS: An historic Victorian 2.5-story brick house w/ 2,605 sq. ft. and 4-bedrooms on .89-acre corner lot. House main level includes a 17.5'x 10.5' eat-in kitchen w/ solid Oak custom kitchen, side sink window, stove, microwave, dishwasher; 17'x 17' living room has brick hearth w/ stove flue; 17'x 15' front family room w/ newer Oak trim & 13" sills; 16'x 11' office w/ abundant Oak cabinetry, large counter top, tile floor; 13.5'x 11' laundry/full bath/storage room has custom cabinetry, tile tub shower, commode, laundry hook-up; newer half bathroom; rear entrance 7.5'x 7.5' mud room w/ double closet; 25'x 16' rear deck; charming front/side porch. Second level has 17.5'x 15.5' BR #1 w/ closet; 17.5'x 17.5' BR #2 w/ closet; 17.5'x 10.5' BR #3; 13.5'x 12' BR #4; half bathroom (upstairs needs updating). Unimproved basement has outside exit; oil H/W furnace; on-site well & treatment system; public sewer; updated vinyl windows through-out; updated 200-amp electric service; E. Leb. Co. School District.



LARGE TRUCK GARAGE DETAILS: An impressive 58'D. x 48' W. x 17' H. truck garage. Garage is stick built; new 24' W. x 14' H. insulated overhead door & opener; floor heat from oil furnace; side entrance has 2-bay car garage; mezzanine area above car garage; new steel siding inside; floor drain; Kinetico spot-less water system; office room; half bathroom; oversized workshop area; total taxes only approx. \$4,069

OPEN HOUSE DATES: Info coming soon. Saturdays April 13 & 20, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

BRIEF TERMS: 10% down payment the day of auction, balance in 60 days or before. This auction is being held under the terms provided by Attorney Steiner & Sandoe 717-866-5737.

Visit our website at www.martinandrutt.com or Facebook or Instagram



SCAN TO VIEW

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
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AUCTION FOR:
EUGENE Z. & LINDA R. HORST