



(Welsh Mt. Area)



# PUBLIC AUCTION

**1-ACRE WOODED LOT \* 3 BEDROOMS \* NICE  
2 CAR ATTACHED GARAGE \* NEW HEAT & A/C  
THURSDAY, JUNE 27, 2019 @ 6:00 PM**



CLEAN 3 BR HOUSE



HUGE EAT-IN KITCHEN



FRONT LIVING ROOM

**Located at: 594 Sandmine Rd. New Holland, Pa. 17557**

**DIRECTIONS:** From Rt. 897 & Rt. 322 intersection in East Earl, travel South on Rt. 897 for 3.5 miles to right turn on Ranck Rd, travel .4 mile to left turn on Sandmine Rd., to second property on right.

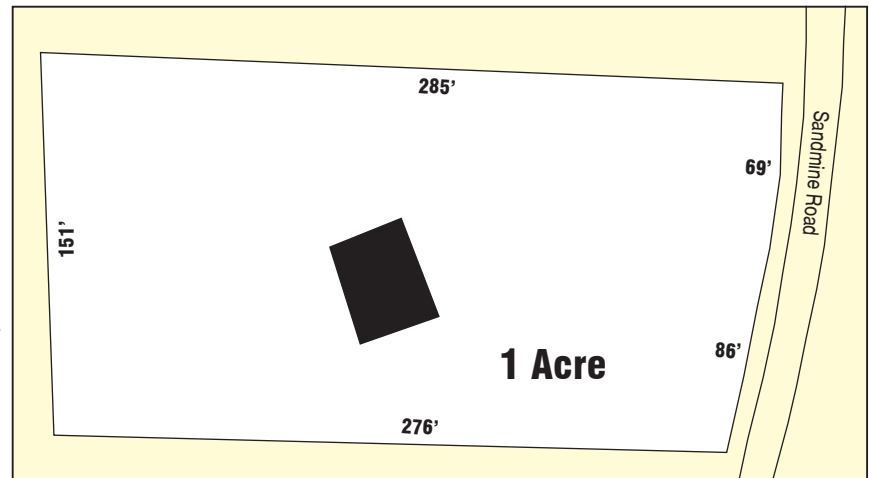
**REAL ESTATE DETAILS:** A very clean 3 bedroom house w/ 2 car attached garage on 1 acre wooded lot. Bi-Level style house has approx. 1,780 sq. ft. of finished area; huge eat-in kitchen w/ abundant cabinetry & built-in appliances (sink window overlooks back yard); front family room w/ brick hearth for wood stove, built-in Oak bookcases, large front window; Master bedroom & closet; full Master bathroom; 2 additional bedrooms w/ closets; full common bathroom; 20'x 18' treated wood rear deck; adirondack banister for steps; lower level has roomy living room w/ stone hearth for wood stove; full bathroom; laundry room; over-sized 2 car garage; new elec. heat pump & A/C in 2018; on-site well & septic; gutter guard; 2015 20'x 10' storage barn; zoned Residential; desirable East Earl Twp.; reasonable total taxes are approx. \$3,211.00; sellers are moving out of the area and are serious about selling, come prepared to buy at auction.



DECK & BACKYARD

**OPEN HOUSE DATES:** Saturdays June 8 & 15, from 1-3 PM. Call/Text auctioneer with questions at 717-587-8906.

**BRIEF TERMS:** 10% of sold price down day of auction, balance in 60 days. For complete terms please call Attorney Kling & Deibler at 717-354-7700. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however buyer is responsible to verify any/all information. Auction is held under the terms of the Attorney.



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**AUCTION BY:**  
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**AUCTION FOR:**  
**SHANNON L. & JOANNA J. GARMAN**