

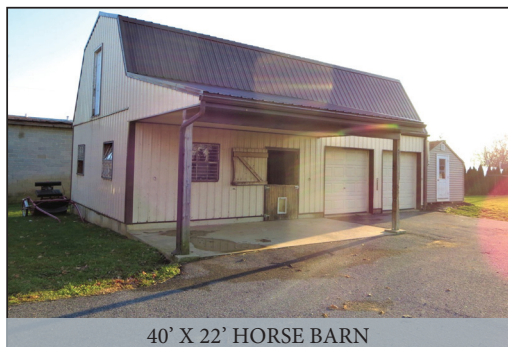


(Voganville Area)



PUBLIC AUCTION

**3 BEDROOM HOUSE * HUGE LIVING ROOM * NICE
.77 ACRE * HORSE BARN * DETACHED SHOP
THURSDAY, JANUARY 23, 2020 @ 4:00 PM**



40' X 22' HORSE BARN



3-BR * MULTI-LEVEL



HUGE LR & FIREPLACE

Located at 304 Wissler Rd. New Holland Pa. 17557

DIRECTIONS: From West side of New Holland on Rt. 23, turn North on N. Shirk Rd. Travel 2.8 miles to stop sign and turn left on Linden Grove Rd., turn left on Wissler Rd. to property on right. FYI, this house sits in the back (no road frontage)

REAL ESTATE: A very clean brick/vinyl multi-level house w/ approx. 1,600 sq. ft. w/ newer horse barn & detached shop on .77 acre level lot. House includes a large eat-in style kitchen w/ nice wooden cabinetry, new vinyl flooring; patio doors out to 14'x 14' treated wood deck (2019); huge newer living room w/ LP Gas corner stone fireplace, abundant windows & hardwood flooring; mud room w/ coat hooks; newer family room w/ newer Bay style window; recreation room w/ brick hearth & includes nice coal stove; master bedroom w/ walk-in closet; 2 additional bedrooms & closets; 2 full bathrooms; powder bathroom on main level; laundry room w/ walk-out door to wash-line; lower level utility room w/ canning shelves; upgraded vinyl windows; 200 amp electric service; whole house diesel generator (49 hrs.); elec. baseboard heat; on-site well & septic; new roof in 2016; Waterfall water softener; Earl Twp.; Garden Spot School District; total taxes are approx. \$3,285.00



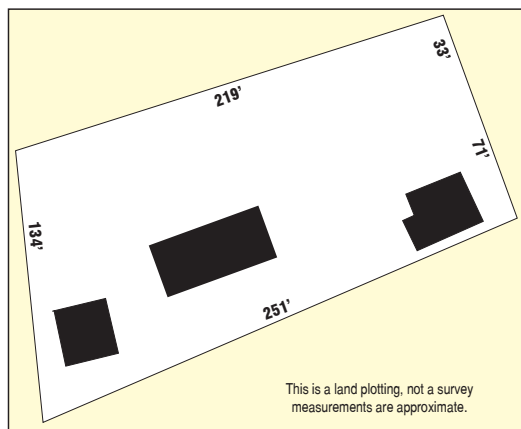
29' X 29' DETACHED SHOP

OUTBUILDINGS: A newer 40'x 22' 1.5 story horse barn w/ (2) box stalls, (2) overhead doors, insulated, second level hay storage w/ hay hole & outside access door, elec., water hook-up. Also a detached 29'x 29' 1.5 story shop w/ 1 overhead door, elec., insulated, coal bin, new roof in 2016, second level storage.

OPEN HOUSE: SAT. JAN. 11 & 18 from 1-3 PM. Call/Text Auctioneer 717-587-8906.

BRIEF TERMS: 10% day of auctions, balance on March 23. For complete terms please call Attorney Kling & Deibler at 717-354-7700. Auction held according to the terms of the Attorney.

**Please visit our updated website at www.martinandrutt.com
FREE REFRESHMENTS AT OUR AUCTION**



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



AUCTION FOR:
RAYMOND B. & LORI A. NOLT