



(Voganville Area)



# PUBLIC AUCTION

**4 UNIT RESIDENTIAL APARTMENT \* .62 ACRE**  
**5 GARAGE SPACES \* ALL 3-BR \* ALL DIVIDED**  
**TUESDAY, JANUARY 7, 2020 @ 4:00 PM**



4 UNIT APARTMENTS



5 CAR GARAGE SPOTS



INDIVIDUAL ELEC. METERS

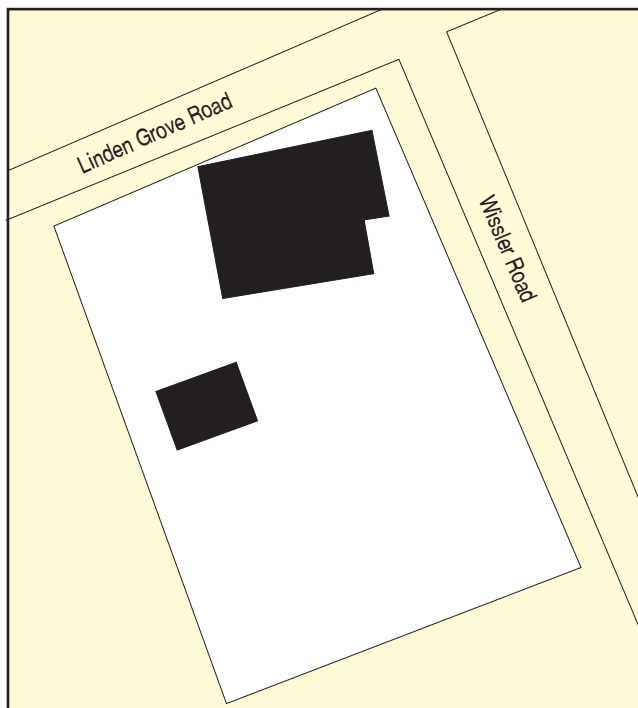


CLEAN & ROOMY

Located at 400-408 Linden Grove Rd. New Holland Pa. 17557

**DIRECTIONS:** On the square in the small town of Voganville.

**REAL ESTATE:** A clean & updated 4 unit apartment dwelling (approx. 4,240 sq. ft.) & detached garage on level .62 acre lot. Each unit (2 up & 2 down) has 3 bedrooms, full bathroom, full kitchen, living room, full laundry, & lots of space; 1,000 gallon LP Gas tank serves each unit for heat w/ individual meters; separate electric meters; good well; inground septic system; attached 3 car garage w/ overhead doors; detached 2 car garage w/ lean-to; total tax approx. 4,480; provides approx. \$35,000.00 PY income at modest rates.



**AUCTIONEER NOTE:** A very well maintained residential apartment. Property is clean and has many updates. All units have long term tenants and they come recommended. Property is easy to maintain and at a location that is easy to rent. Come prepared to buy at auction price.

**OPEN HOUSE: Saturday Dec. 28th from 1-3 PM.**  
**Call/Text auctioneer 717-587-8906.**

**TERMS:** 10% down day of auction, balance in 60 days. For complete terms, please call Attorney Tony Schimaneck at 717-299-5251. Auction is held under the terms of the Attorney.

**For photos & listing visit [www.martinandrutt.com](http://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:**  
**HURST DWELLINGS LLC**