



(Smokestown & Denver Area)

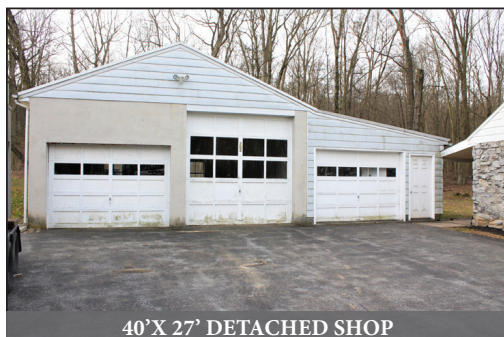


# PUBLIC AUCTION

**1.5 STORY HOUSE \* 3 or 4 BEDROOMS \* NICE  
DETACHED, 3-BAY 40'x 27' SHOP \* .71 ACRE LOT  
THURSDAY, MAY 14, 2020 @ 6:30 PM**



3 OR 4 BR CAPE COD



40'X 27' DETACHED SHOP



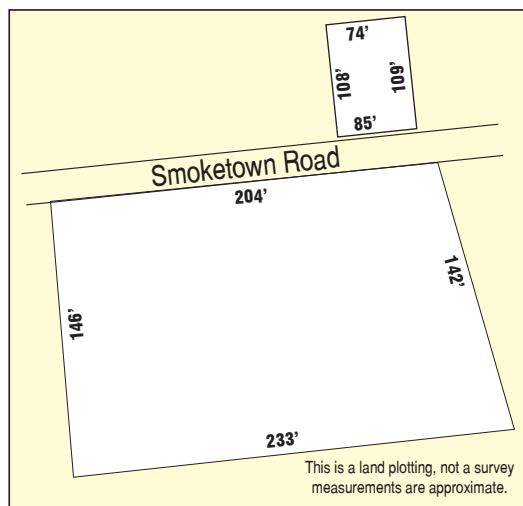
ROOMY FRONT LIVING ROOM

Located at 702 Smokestown Rd. Denver Pa. 17517

**DIRECTIONS:** From Main St. in Denver, turn on Snyder St. (at ENB Bank) and stay left on Monroe St. (becomes Reinholds Rd.) Turn right on Smokestown Rd. and travel approx. 1 mile to property on right (just past the Fire Co.)

**REAL ESTATE DETAILS:** A Cape Cod style 1.5 story house w/ beautiful stone exterior & 3 bay detached shop on .71 level acre lot. House was built in 1955; approx. 1,723 sq. ft.; has large eat-in kitchen w/ wooden cabinetry, upgraded counter tops & back-splash, eat-at counter, upgraded tile flooring, sink window overlooking side yard; dining room (or 4<sup>th</sup> bedroom); charming front living room w/ stone hearth for woodstove & Oak flooring; main level master bedroom w/ Oak flooring; roomy full bathroom; front enclosed porch; second level has 2 spacious bedrooms w/ eves storage; new vinyl windows in 2019; good roof; oil fired H/W radiator heat; on-site well & septic; clean house ready for immediate occupancy.

**DETACHED SHOP:** A 40' x 27' detached shop has 3 bays and high ceiling. Maintenance-free exterior of alum. siding & stucco; (1) 10'x 10' & (2) 7'x 10' overhead doors; 1 bay is insulated; E. Cocalico Twp.; Cocalico School District; zoned Residential; spring taxes \$795, fall taxes \$3,246.



**VACANT LOT:** Across the road from the house is a .19 acre vacant lot. Parcel #080-22430-0-0000 (no street address); road frontage; mostly level; total taxes are \$71.00. This will be offered for sale immediately after the 702 Smokestown Rd. property.

**OPEN HOUSE: Saturdays, April 25 & May 2, from 1-3 PM.  
Call/Text auctioneer at 717-587-8906.**

**BRIEF TERMS:** \$14,000.00 down day of auction, balance in 60 days or before. This information is believed to be correct, but buyer needs to verify everything, auction is held under the terms of Attorney Kling & Deibler 717-354-7700.

**Please visit our updated website at [www.martinandrutt.com](http://www.martinandrutt.com)  
OFFERING BROKER PARTICIPATION, AGENTS NEED TO REGISTER  
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:**  
**NATHANIEL L. & AYLINA C. ENCK**