



(North Denver Area)



PUBLIC AUCTION

REAL STONE & FRAMED 1.5-STORY HOUSE w/ 4-BR

4 ACRES * MOSTLY LEVEL * PASTURE AREA

DETACHED GARAGE * STORAGE & ANIMAL BARN

MONDAY, SEPTEMBER 28, 2020 @ 6:00 PM



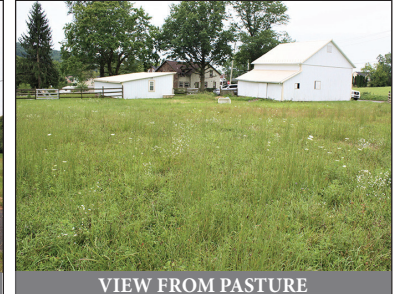
4-BR HISTORIC HOUSE



40' X 22' DETACHED GARAGE



36' X 26' 2-LEVEL HORSE BARN

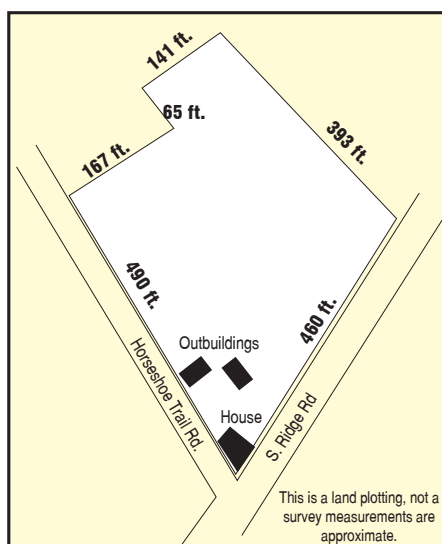


VIEW FROM PASTURE

Located at 985 S. Ridge Rd. Denver Pa. 17517

DIRECTIONS: From Main St. in Denver, turn North on N. 6th St. (becomes S. Ridge Rd.), travel .8 mile to property on left. On the corner of S. Ridge Rd. & Horseshoe Trail Rd.

REAL ESTATE: A 1.5-story stone/frame house w/ storage barn, detached 2 car garage (+work area), pasture area on 4 acre level lot. House has a charming 2-sided covered porch and was built in mid-1800's; includes approx. 1,521 finished sq. ft.; oversized eat-in kitchen w/ wooden cabinetry; L-shaped front living room w/ hardwood floor & abundant windows for natural lighting; rear mudroom & laundry combined; full bathroom on both levels; 4 bedrooms upstairs; large walk-in closet; full unimproved basement; updated oil fired HW radiator heat; updated 275 gallon tank in basement; fenced yard; on-site well & septic; 200 amp elec. service; structure seems solid, but needs cosmetic work.



OUTBUILDING & DETAILS: A 40'x 22' detached 2-car garage & side work area, double swinging door access, wrapped in steel; elec. hook-up. A 36' x 26' 2 level horse barn has 2 box stalls, tack room, second level hay storage, 10'x 11' sliding door; forebay entrance; water & elec. Large pasture area; West Cocalico Twp.; Cocalico School District; enrolled in Clean/Green Program; **total taxes are only approx. \$2,503.00.**

OPEN HOUSE: Saturdays, Sept. 12 & 19, 1-3 PM. Call/Text auctioneer at 717-587-8906.

REAL ESTATE TERMS: \$25,000.00 down payment the day of auction, balance in 60 days or before. For complete terms please call Attorney Barbra Dillon at 717-299-3726. This auction is held under the terms of the Attorney.

Please visit our updated website at www.martinandrutt.com
OFFERING BROKER PARTICIPATION, AGENTS MUST REGISTER

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AUCTION FOR:
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