



(Bowmansville Area)



PUBLIC AUCTION

MULTI-DWELLING RENTAL PROPERTY SELLS AS ENTIRETY! * 4.35-AC.

Tract #1) 3-BR RANCHER w/2-CAR GARAGE & IN-LAW QTRS. * 30'x58' POLE BARN * 2.15 AC

Tract #2) 3-BR MODULAR HOME & GARAGE * 2-BR FRAME COTTAGE * 1.32 AC.

Tract #3) 2-BR FRAME COTTAGE w/SHED * 3-BR (1971) MOBILE HOME * .88 AC.

THURSDAY, SEPTEMBER 3, 2020 @ 6-PM



30' X 58' POLE BARN



3-BR RANCHER W/2-CAR GARAGE



2,260 SQ. FT. HOME W/IN-LAW SUITE

Located at 152-164 W. Maple Grove Rd. (Bowmansville) Denver, Pa. Brecknock Twp. ELANCO schools.

DIRECTIONS: From Rt. 625 in Bowmansville take W. Maple Grove to property on right next to Fire Hall.

REAL ESTATE: consists of 5-dwellings & a 30'x58' pole barn on 4.35-acres selling as one price for all.

DWL #1) (#154/164) 3-bdrm 2,260 sq. ft. (1996) brick rancher w/2-car garage, custom cabinetry eat-in style kitchen w/appliances, family room, LR, laundry; 2-full baths, 3-bdrms, central AC & vac; full basement. **RENT \$1,000.** IN-LAW QTRS: kitchen/dining w/appliances; sun/family rm; bath & bedroom, oil heat; annual taxes: \$4,616. **RENT \$500.** **Outbuilding:** 30'x58' pole barn w/electric & water.

DWL #2) (#158) 3-bdrm 1,068 sq. ft. modular home w/1-bay garage, kitchen/dining area w/appliances; LR, 2-baths; 3-bdrms; laundry; central AC, oil heat; utility shed. **RENT \$700.**

DWL #3) (#156) 2-bdrm 640 sq. ft. frame cottage, kitchen/dining area w/appliances; LR; 2-bdrms & bath; oil heat; 3-utility sheds; annual taxes for DWL #2&3: \$3,900. **RENT \$600**

DWL #4) (#160) 2-bdrm 816 sq. ft. frame cottage, kitchen/dining area w/appliances; LR; 2-bdrms & bath; covered porch; oil heat; utility shed. **RENT \$750**

DWL #5) (152) 3-bdrm 840 sq. ft. (1971) mobile home, kitchen/dining area w/range; LR; 3-bdrms; 2-baths; laundry; oil heat; utility shed; annual taxes for DWL #4&5: \$2,173. **RENT \$400**

OPEN HOUSE: SAT. AUG. 15 & 22 from 1-3 PM for info call auctioneer @ (717) 371-3333.

TERMS: Property sells as entirety, 10% down day of sale, balance on or before 60 days.

Attorney: Kling & Deibler (717) 354-7700.

NOTE: Valuable income producing property (\$3,950/mo.) offers 5-dwellings & a pole barn ideally located in Brecknock Twp. Elanco schools, close to all conveniences w/ easy access to Rts. 625/222/76.

For photos & listing visit www.martinandrutt.com



#160 2-BR COTTAGE



#158 3-BR MODULAR



#152 3-BR MOBILE HOME



#156 2-BR COTTAGE

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



AUCTION FOR:
Titus L. Sensenig
(Erma J. Weaver POA)

Land Plot on Back



(Bowmansville Area)

PUBLIC AUCTION



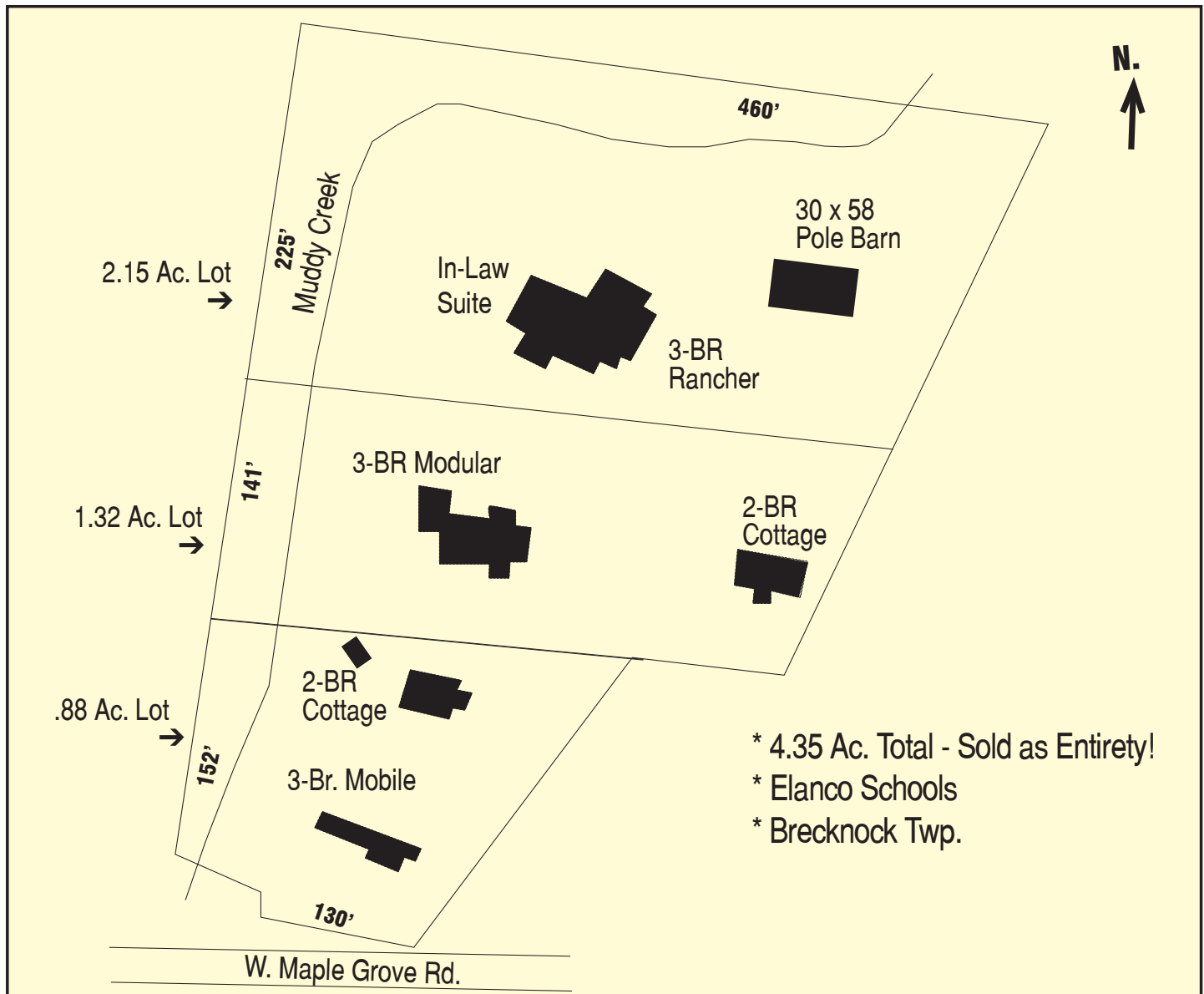
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**Real Estate Listing
on Front**

