



(Upper Leacock Twp./Leola Area)



# PUBLIC AUCTION

## MULTI-UNIT 2-STORY RESIDENCE & 3-BAY GARAGE/WOODSHOP \* 1-AC. LOT

### Unit #1) 2-BR; 2-BA. \* Unit #2) 6-BR; 2.5-BA. \* ZONED MIXED USE!

### NICE WOOD WORKING EQUIP & TOOLS \* LAWN & GARDEN ITEMS

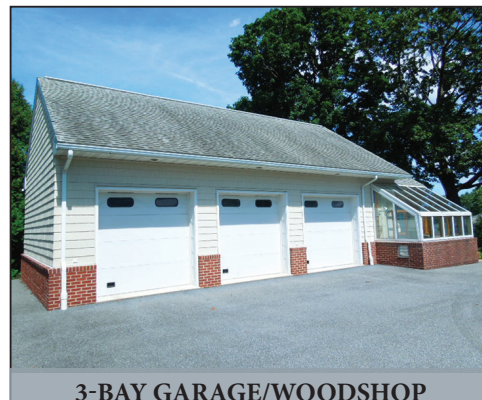
## FRIDAY, OCTOBER 23, 2020 @ 4-PM/Real Estate @ 5-PM



2-BR UNIT #1 NEW 2003



2,634 SQ. FT. 2-UNIT DWELLING



3-BAY GARAGE/WOODSHOP

Located at 177 E. Main St. Leola, Pa. Upper Leacock Twp. Lancaster Co.

**DIRECTIONS:** From New Holland/Bareville follow Rt. 23 W. to property on right opposite Weaver's Hardware.

**REAL ESTATE:** consists of a large 2,634 sq. ft. 2-unit 2-story dwelling & a 3-bay heated garage/shop on 1-acre zoned mixed use. **Unit #1)** (new 2003) features a screened porch & deck; a family/dining room w/cathedral ceiling & windows; custom tiger maple kitchen cabinetry & trim throughout, appliances included, breakfast nook; office w/custom maple cabinetry; custom built-ins throughout; 1st floor master suite; full bath; upper level includes 2nd bedroom & full bath. **Unit #2)** features a custom oak cabinetry kitchen w/appliances; dining area; family room; laundry w/W&D; 1st floor bdrm & new full bath; new ½-bath & office; 2nd level has 3-bedrooms & full bath; attic storage; 3rd level has 2-bedrooms; ea. unit shares access to unimproved basement; separate 200 amp svc, gas heat/central AC; public gas, water & sewer; new roof 2019. Annual taxes approx. \$4,500. **Outbuildings:** a (2003) 1,100 sq. ft. (radiant floor heat) 3-bay garage/wood shop/attached greenhouse & ½-bath; separate electric svc; a 10'x16' garden shed w/porch; large rear yard w/perennial & vegetable gardens, farmland views; macadam driveway & parking area.

**OPEN HOUSE: SAT. OCT. 3 & 10 from 1-3 pm. For info call auctioneer @ (717) 371-3333.**

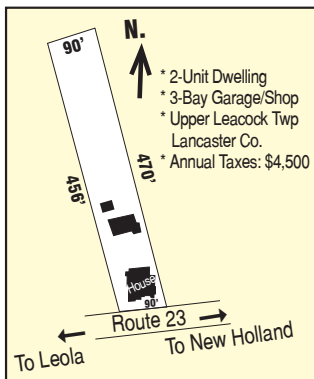
**TERMS:** 10% down day of sale, balance on or before 60-days. **Attorney:** Kling & Deibler (717) 354-7700

**NOTE:** *Attractive 2-unit 2-story dwelling w/excellent income possibilities or live in one rent the other as well as heated garage/shop! Beautiful 2003 addition & valuable updates throughout original home! Sellers relocating out-of-state and are very motivated to sell!*

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

**Wood Shop & Lawn/Garden Tools:** 5-hp Industrial air compressor; table-saw w/router table & router; Delta 10" contractor saw #34-410; 20" planer #CT-508; Oneida 3-hp dust collection system (like new); Delta 20" band-saw BS3A1; Powermatic 8" jointer #80; Jet metal working lathe #JET1024P w/stand; Snapper snow blower; Kemp chipper/shredder K4CH; Stihl trimmer FS74; Troy Bilt Pony tiller E666M; Kubota Lawn Tractor #T1400H; Lawn Boy 21" trim mower; plus more unlisted items.

**TERMS:** Cash, PA check or credit card w/3% fee. Sale held under a tent, bring a chair. All sale day announcements take precedence over any prior ads.



UNIT 1 TIGER MAPLE KITCHEN



UNIT 2 OAK KITCHEN



ONEIDA DUST COLLECTOR



POWERMATIC 8" JOINTER

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



**AUCTION FOR:**  
**Peter A. & Sandra J. Shirk**  
 (717) 940-8977