



(W. Cocalico Twp. /Schoeneck Area)



PUBLIC AUCTION

**3.1-ACRE FARMETTE * 3-BDRM, 1-BATH 2-STORY HOME
24'x 40' 1-STORY BARN * 3-BAY GARAGE/SHOP * PASTURE**

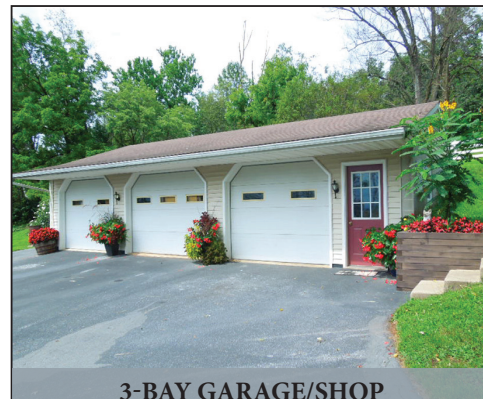
MONDAY, OCTOBER 26, 2020 @ 5-PM



24' X 40' 1-STORY BARN



3-BDRM 2-STORY HOME * 3.1-ACRES!



3-BAY GARAGE/SHOP

Located at 380 Sandy Hill Rd. Denver, Pa. W. Cocalico Twp. Lancaster Co.

DIRECTIONS: From N. King St in Schoeneck take Mt. Airy Rd W. to right on Sandy Hill Rd. to auction on left.

REAL ESTATE: consists of 3.1-acre tract w/a 3-bdrm 2-story home, a 3-bay garage, 24'x40' poultry barn plus wooded & pasture land. Main floor of home features a 22'x14' oak cabinetry eat-in style kitchen w/ pantry, range & DW; dining area w/country wainscoting & built-in antique dry-sink; 14'x20' living room; of-ice area w/built-in cabinetry/bookshelves; 12'x12' den or 1st floor bedroom; laundry room; covered front porch & side deck/patio; upper level includes 3-updated bedrooms & full bath w/custom oak cabinetry & Corian vanity top; walk-out basement is unimproved; utility room w/wood/coal forced air furnace aux. heat; electric heat throughout; on-site well & septic; annual taxes: \$4,850. **Outbuildings:** a 24'x40' 3-bay concrete block garage/shop w/wide macadam driveway & parking area; a one-story 24'x40' poultry/animal barn w/stalls; 2-goat shelters on 1-acre fenced pasture; large additional pasture/lawn area w/strong spring.



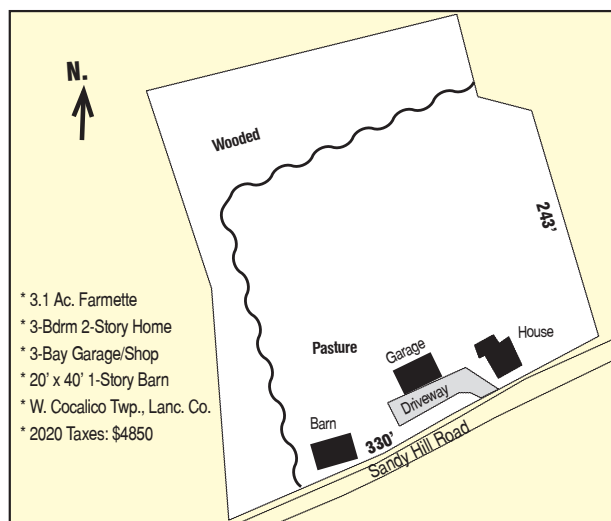
OAK CABINETRY KITCHEN



1-OF-3 BEDROOMS



CUSTOM OAK BATHROOM



- * 3.1 Ac. Farmette
- * 3-Bdrm 2-Story Home
- * 3-Bay Garage/Shop
- * 24' x 40' 1-Story Barn
- * W. Cocalico Twp., Lanc. Co.
- * 2020 Taxes: \$4850

**OPEN HOUSE: SAT. OCT. 10 & 17 from 1-3 pm for info
call auctioneer @ (717) 371-3333**

TERMS: 10% down day of sale, balance on or before 90-days. Attorney: Kling & Deibler (717) 354-7700

NOTE: Beautiful rural setting; ideally set for the hobby farmer; goats, horses ok, property offers a stunning panoramic view of the valley, desirable southern exposure. Property is in move-in condition; sellers are downsizing and motivated to sell.

BROKER PARTICIPATION INVITED * Call auctioneer for details.

For photos, land plotting map & complete listing
visit www.martinandrutt.com

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



AUCTION FOR:
John B. & Joanna L. Horning
(717) 468-2797