



(The Willows/New Holland Area)

# PUBLIC AUCTION



**3-BDRM 2-BATH 1,976 Sq. Ft. RANCHER w/2-CAR GARAGE \* .43-AC. CORNER LOT  
BEAUTIFUL CUSTOM KITCHEN \* CENTRAL AC \* NEW ROOF \* UTILITY SHED**

**THURSDAY, AUGUST 5, 2021 @ 6:30 PM**



3-BDRM 2-BATH RANCHER



CUSTOM 1,976 SQ. FT. DWELLING



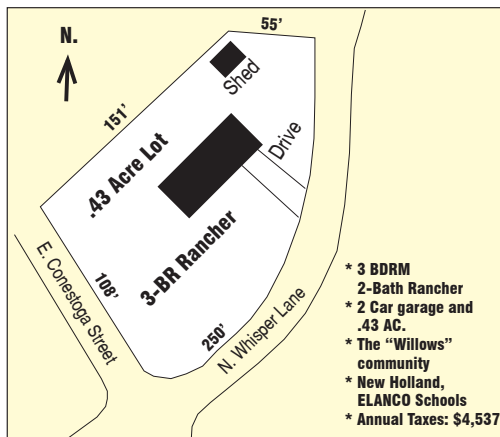
2-CAR GARAGE \* .43-AC. LOT

Located at 69 N. Whisper Ln. New Holland, Pa. 17557 (The Willows neighborhood)

**DIRECTIONS:** From Rt. 23 (Main St.) New Holland take N. Kinzer Ave. to right on Conestoga Ave. to home on corner of Conestoga/Whisper

**REAL ESTATE:** consists of a 1,976 sq. ft. brick & vinyl 3-bedroom, 2-bath (1991) rancher w/2-car garage on a .43-ac. corner lot. Main floor features a custom eat-in style kitchen w/appliances; 18'x14' living room; 13'x12' formal dining room; 15'x12' family room w/access to rear patio; laundry & full bath; 3-bedrooms, primary suite w/WIC, full bath; foyer w/tile flooring; attached 2-car garage; 924 sq. ft. partially improved basement; public water & sewer; electric heat; central AC; 200 amp svc; recent new roof; insulated windows; annual taxes: \$4,537. **Outbuilding:** 10'x14' utility shed; wide macadam drive; level corner lot along a quiet side street.

**OPEN HOUSE: SAT. JULY 10 & 17 from 1-3 PM for info call/text auctioneer @ (717) 371-3333**



- \* 3 BDRM
- \* 2-Bath Rancher
- \* 2 Car garage and .43 AC.
- \* The "Willows" community
- \* New Holland, ELANCO Schools
- \* Annual Taxes: \$4,537

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

**Note:** Absolutely beautiful well-maintained brick & vinyl rancher, tasteful décor throughout; numerous amenities; custom-built handicap accessible open floor plan; quiet side street setting in the desirable "Willows" neighborhood in eastern New Holland area; ELANCO schools.

**BROKER PARTICIPATION INVITED \* CONTACT AUCTIONEER FOR DETAILS  
For photos & complete listing visit [www.martinandrutt.com](http://www.martinandrutt.com)**



CUSTOM KITCHEN W/APPLIANCES



SPACIOUS LIVING ROOM



1-OF-3 LARGE BEDROOMS



1-OF-2 FULL BATHROOMS

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



**AUCTION FOR:**  
**Ike Leroy & E. Miriam Nolt**  
**(717) 351-0334**