



(East Earl & Welsh Mt. Area)



PUBLIC AUCTION

**BRICK RAISED RANCHER w/ 3-4 BR's * 2-BATHS * .36 ACRE LOT
2-CAR GARAGE * DAYLIGHT BASEMENT * NEEDS COSMETICS**

TUESDAY, SEPTEMBER 28, 2021 @ 6:00 PM



3-4 BEDROOM RANCHER



HUGE EAT-IN KITCHEN



UPDATED WINDOWS & ROOF

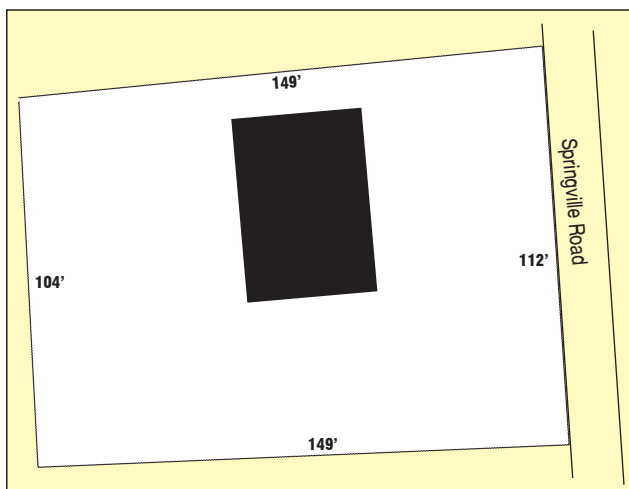
Located at 1410 Springville Rd. New Holland Pa. 17557 (Lanc. Co.)

DIRECTIONS: From Rt. 322 in East Earl, travel South on Rt. 897 to property on right (just past Briertown Rd.)

REAL ESTATE: An all brick "Raised Rancher" house w/ 3-4 bedrooms & daylight basement in front on .36 acre lot. House was built in 1960; main level has 2,104 sq. ft; large eat-in kitchen w/ wooden cabinetry, sink window overlooking back yard; open to dining area; oversized front living room w/ Oak hardwood flooring & charming corner window; 3 roomy bedrooms w/ Oak hardwood flooring & closets; full bathroom; front wooden deck. Daylight basement has family room; office/4th bedroom (just needs egress window); good 2-car garage w/ work area; second full bathroom; utility room. Oil fired furnace w/ baseboard heat; elec. domestic water heater new 9-20; on-site well & septic tanks; 200 amp elec. service; new pressure tank in 9-20; updated windows; good soffit & fascia; updated metal roof; low maintenance exterior; macadam driveway; zoned residential; E. Earl Twp; Garden Spot S.D.; total property taxes approx. \$3,401. Wonderful investment property or great for first time home buyer. Seems to be a solid house that needs cosmetic updates, come prepared to buy at auction price.



2-CAR GARAGE & WORK AREA



OPEN HOUSE DATES: Saturdays, Sept. 11 & 18 from 1-3 PM.
Call/Text Auctioneer 717-587-8906

BRIEF TERMS: 10% down day of auction, balance in 60 days or before. Auction is held under the terms of Attorney Kling & Deibler 717-354-7700.

Please visit our updated website at www.martinandrutt.com

AUCTION BY:
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AUCTION FOR:
RAYMOND Z. & SARAH L. SMUCKER)