



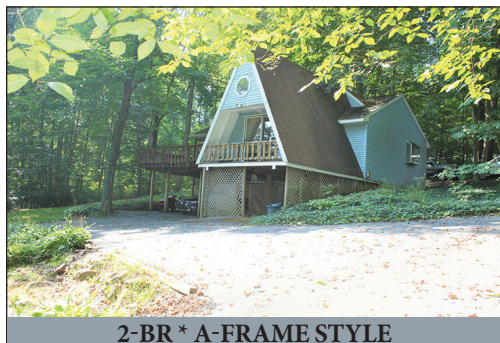
(North Denver/Reinholds Area)



PUBLIC AUCTION

**1.1 ACRE WOODED LOT * 2-BR * A-FRAME STYLE HOUSE
ATTACHED GARAGE * SECLUDED * CHARMING CREEK**

FRIDAY, OCTOBER 1, 2021 @ 5:30 PM



2-BR * A-FRAME STYLE



1.1 ACRE WOODED LOT

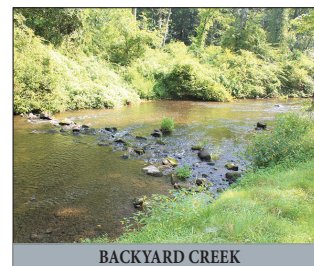


KITCHEN * HOUSE NEEDS TLC

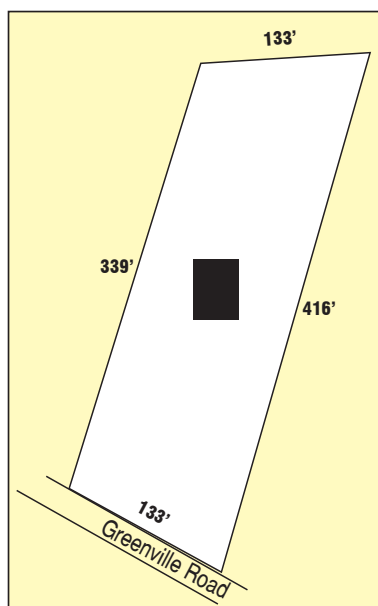
Located at 460 Greenville Rd. Denver Pa. 17517

DIRECTIONS: From Main St. on the West side of Denver, turn right on Leisey Rd., to first left on Greenville Rd., to property on right (just past Swamp Bridge Rd.).

REAL ESTATE: A charming A-Framed style house w/ 2 bedrooms situated on 1.1 acre secluded lot. House has vinyl siding; 1,017 sq. ft.; 15'x 13.5' eat-in kitchen w/ wooden cabinetry; 19'x 11' great room w/ fireplace & patio doors leading to small deck; main level 15'x 12.5' Master bedroom w/ Master full bathroom & walk-in closet, patio doors to deck; second full bathroom; main level laundry hook-up; second level bedroom in the A-Frame loft; attic storage; lower level 1-car garage; work room; 22'x 19' treated wood deck; vehicle parking under deck; central vac; private well (pump in 2019); on-site septic (redone in 2018); electric baseboard heat; coal stove has whole house air handler; circle driveway; small storage shed; W. Cocalico Twp.; Cocalico S.D.; zoned Residential; total taxes approx. \$3,008. This property offers a wonderful forested setting where the backyard leads to a peaceful small stream ("Middle Creek"); house could use some updating.



BACKYARD CREEK



OPEN HOUSE DATES: Saturdays, Sept. 18 & 25, from 1-3 PM. Call/Text Auctioneer 717-587-8906

BRIEF TERMS: \$15,000.00 down payment, balance in 60 days or less. Auction is held under the terms prepared by Attorney Lindsey Schoenenberger 717-293-9293.

**Please visit our updated website at www.martinandrutt.com
OFFERING BROKER PARTICIPATION, AGENTS NEED TO REGISTER**

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



AUCTION FOR:
CHARLES N. BITTING ESTATE