



(Stevens & Denver Area)



PUBLIC AUCTION

9.7 LEVEL ACRES * PRODUCE or HORSE FARM
2-STORY HOUSE NEEDS TLC * ANIMAL BARN w/ STALLS
ZONED VILLAGE CENTER & AGRICULTURE * POSSIBLE SUB-DIVISION
TUESDAY, OCTOBER 12, 2021 @ 5:30 PM



2.5 STORY * 4-BEDROOMS



ATTACHED GARAGE



ANIMAL BARN & GARAGE

Located at 220 N. Line Rd. Stevens Pa. 17578

DIRECTIONS: From the Crossroads in the town of Stevens, travel North/West on N. Line Rd. for 1/3 mile to property on left.

REAL ESTATE: A mostly level 9.7 acre tract of farmland w/ 2-story house & older barn. House has 2,778 sq. ft.; eat-in kitchen/dining area, wooden cabinetry (18'x 15'); huge living room w/ Holland stone fireplace (37'x 14'); family room; main level full bathroom & laundry; 1-car attached garage; 4 bedrooms; second level full bathroom; oil furnace; good roof; on-site well & septic; public utilities nearby; good roof; house needs work.

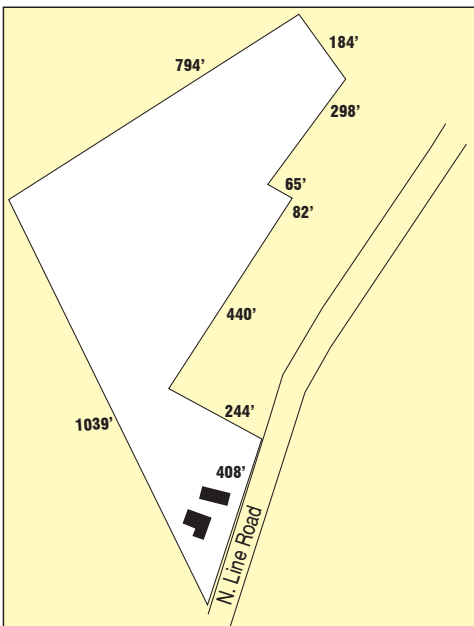
OUTBUILDINGS: A 40'x 34', 2-level framed barn w/ 1-car garage; 2 box stalls w/ feeders; tack room; fore-bay; equipment storage area; second level hay storage.

AUCTIONEER NOTE: Excellent crop producing farm; all-most all acreage is tillable; good crop producing soil; pasture area. Road frontage is Zoned Village Center, with the balance in Agriculture A-1. Subdivision potential; W. Cocalico Twp; enrolled in Clean & Green program; total taxes only approx. \$4,285. Wonderful location for many different uses, including produce farm w/ roadside stand; horse farm; crop farm or ideal spot to build your dream house, back away from the road; come prepared to buy because we plan to sell the day of auction.

OPEN HOUSE DATES: Saturdays, Sept. 25 & Oct. 2, from 1-3 PM. Call/Text Auctioneer 717-587-8906

BRIEF TERMS: 10% down payment, balance in 60 days or before. Auction is held under the terms prepared by Attorney Tony Schimaneck 717-299-5251.

Please visit our updated website at www.martinandrutt.com



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



AUCTION FOR:
NATHAN ZIMMERMAN