



(S. New Holland/Welsh Mt. Area)

PUBLIC AUCTION



3-BDRM 2.5 BATH RANCHER w/1-CAR GARAGE * 1.80-AC. LOT
1,334 Sq. Ft. MAIN FLOOR * FINISHED BASEMENT * UTILITY SHED
THURSDAY, OCTOBER 14, 2021 @ 6-PM



1,334 SQ. FT. MAIN FLOOR



3-BR 2.5 BA RANCHER * 1.80-ACRES!

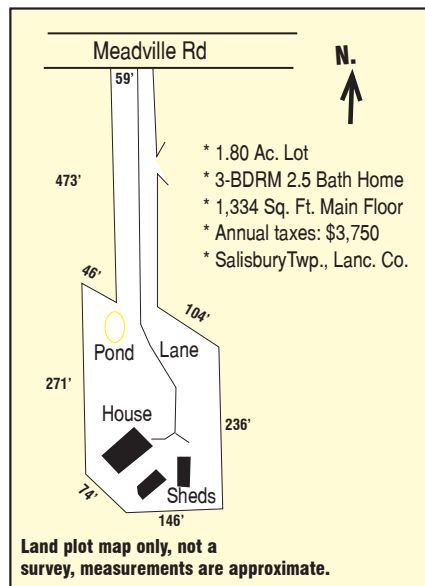


1-CAR GARAGE/FINISHED BASEMENT

Located at 5436 Meadville Rd. New Holland, Pa. Salisbury Twp. Lancaster Co.

DIRECTIONS: From White Horse Rt. 340 take Rt. 897 N. to left on Meadville ¼ mile to property on right. Or from East Earl Rt. 322 take Rt. 897 S. 3-mi. to right on Meadville.

REAL ESTATE: Consists of a 1,334 sq. ft. frame wood sided raised ranch style dwelling (1974) on a rural 1.80-acre tract. Main floor features a custom oak cabinetry kitchen w/gas range, microwave, DW & fridge & pantry; 16'x26' great room w/stone hearth & gas log FP; formal dining room; laundry; full bath & 3-bedrooms w/closets, master suite has private bath; nice wrap-around deck on 3-sides of home. Daylight 1,334 sq. ft. lower level includes an 18'x22' family room w/coal stove; 12'x14' office; powder room; 1-car garage currently 2-utility rooms; electric & gas heat; 200-amp service; on-site well & septic; annual taxes: \$ 3,750. **Outbuildings:** a 14'x24' utility barn w/electric; a 14'x24' canopy garage w/electric; 1,000 gallon LP tank & 2-100 gallon LP tanks.



OPEN HOUSE: SAT. 9/18 & 10/2 from 1-3 PM for info call/text auctioneer @ (717) 371-3333

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

NOTE: Quiet secluded rural setting nestled amongst Amish farmland; level 1.8-acres w/pond, pasture & garden area; charming 3-bedroom rancher in Salisbury Twp.; easy access to Rt. 897.

For photos & full listing visit www.martinandrutt.com



OAK CABINETRY KITCHEN



16'X26' GREAT ROOM/DINING



OAK CABINETRY KITCHEN



16'X26' GREAT ROOM/DINING

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



AUCTION FOR:
Irene Showalter
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