



(East Earl/New Holland Area)

PUBLIC AUCTION



2,205 Sq. Ft. 3-BDRM 1.5 BATH RANCHER * RURAL .80-AC. LOT!
2-STORY 2-CAR GARAGE * 30'x40' POLE BARN * GARDEN AREA
MONDAY, OCTOBER 4, 2021 @ 6-PM



30'X40' POLE BARN W/12' DOOR



3-BR 1.5 BA RANCHER * .80-AC. LOT



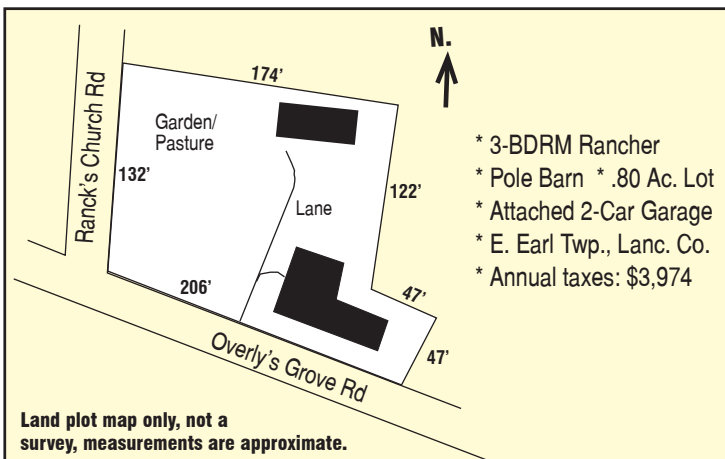
2-CAR GARAGE W/BONUS ROOM

Located at 637 Overlys Grove Rd. New Holland, Pa. East Earl Twp. Lancaster Co.

DIRECTIONS: From New Holland Main St. (Rt. 23) take S. Kinzer Ave becomes Overlys Grove Rd. to home on left.

REAL ESTATE: consists of a totally remodeled 2,205 sq. ft. 3-bedroom rancher w/new attached 2-story 2-bay garage & 1,200 sq. ft. pole barn on a .80-acre lot! Main floor features a modern wood cabinetry kitchen w/ center island/bar, appliances included; open to dining area w/raised panel wainscoting trim; 12'x18' family room, foyer w/HW laminate flooring; tasteful modern décor throughout; 12'x14' office/den; ½ bath; laundry/mudroom; 3-bedrooms w/closets, master suite has double closets & adjacent nursery or WIC; quaint 4'x23' covered front porch w/brick paver sidewalk; upper level features a 384 sq. ft. bonus room w/full dormer; electric heat; partial basement has an auxiliary heat wood stove; 200-amp svc; on-site well & public sewer; annual taxes: \$3,974. Outbuilding: a 1,200 sq. ft. metal sided pole barn/shop w/12' overhead door & side door; large garden/pasture area; rural corner lot.

OPEN HOUSE: SAT. SEPT. 11 & 18 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.



- * 3-BDRM Rancher
- * Pole Barn * .80 Ac. Lot
- * Attached 2-Car Garage
- * E. Earl Twp., Lanc. Co.
- * Annual taxes: \$3,974

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

NOTE: Outstanding recently remodeled 2,205 sq. ft. rural ranch style home w/rich amenities throughout; attached garage & large pole barn, level lot w/farmland view; professionally landscaped; desirable ELANCO schools!

For photos & details visit
www.martinandrutt.com



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



AUCTION FOR:
Michael L. & Jalissa R. Good