



(New Holland/Voganville Area)



# PUBLIC AUCTION

**2-BDRM 2-BATH (1982) RANCHER w/1-CAR GARAGE\* .52-ACRES!**

**\*\* MANY RECENT VALUABLE UPDATES THROUGHOUT! \*\***

**BEAUTIFUL RURAL SETTING OVERLOOKING FARMLAND**

**TUESDAY, APRIL 19, 2022 @ 5:30 PM**



1-CAR GARAGE \* .52-ACRE LOT



2-BDRM 2-BATH RANCHER (1982)



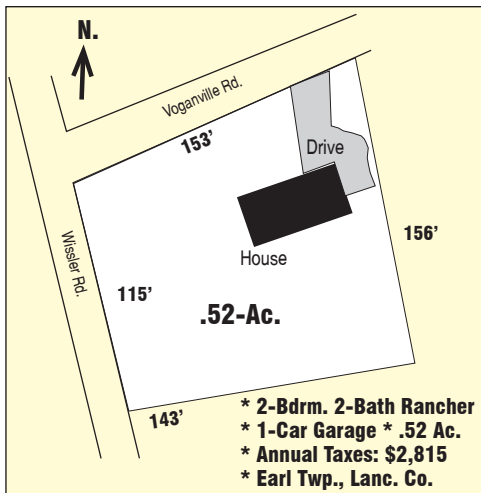
DAYLIGHT BASEMENT \* DECK

Located at 582 Voganville Rd. New Holland, PA Earl Twp. Lancaster Co.

**DIRECTIONS:** From New Holland Rt. 23 W. 1-mi. to right on Voganville Rd. 1.2-miles to home on left.

**REAL ESTATE:** consists of a 936 sq. ft. custom built (1982) frame vinyl sided rancher w/1-car garage on a .52-ac. rural corner lot @ Wissler & Voganville Rd. Main floor features a modern eat-in style Oak cabinetry kitchen w/appliances & nice vinyl flooring; 12'x10' dining area; laundry w/washer & dryer; full bath; 14'x18' living room; full bath; 2-bedrooms w/carpet & closets; attached 1-car garage; 12'x23' rear deck. 936 sq. ft. daylight lower level includes a finished 16'x24' family room; 18'x24' utility/storage room ground level exit; newer heat pump/central AC; water treatment system; on-site well & septic; annual taxes: \$2,815; new insulation, vinyl siding & roof; wide level macadam driveway & parking area..

**OPEN HOUSE: SAT., April 9 & 16 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.**



- \* 2-Bdrm. 2-Bath Rancher
- \* 1-Car Garage \* .52 Ac.
- \* Annual Taxes: \$2,815
- \* Earl Twp., Lanc. Co.

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

**Note:** Move-in ready country rancher, desirable southern exposure overlooking farmland, Earl Twp. ELANCO schools, great starter or investment property; many recent valuable updates throughout!

**\* BROKER PARTICIPATION INVITED \***  
**CONTACT AUCTIONEER (717) 371-3333**

For photos & complete listing visit  
[www.martinandrutt.com](http://www.martinandrutt.com)



OAK CABINETRY KITCHEN



1-OF-2 FULL BATHS



432 SQ. FT. FAMILY ROOM



NICE 12' X 23' REAR DECK

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



**AUCTION FOR:**  
**Jake & Rhoda Smucker**  
**(717) 371-9889**