



(New Holland/Weaverland Area)



PUBLIC AUCTION

.85 ACRE ZONED COMMERCIAL * 2.5 STORY BRICK HOUSE
DETACHED 2-CAR GARAGE & WORK AREA * UPDATED
4-BR's * VERY CLEAN * KITCHEN OPEN TO LIVING ROOM
PERSONAL PROPERTY * TOOLS * NICE TOYS
MONDAY, APRIL 25, 2022 @ 3-PM * RE @ 6-PM



4-BR HOUSE & GARAGE



2-CAR GARAGE & WORKSHOP

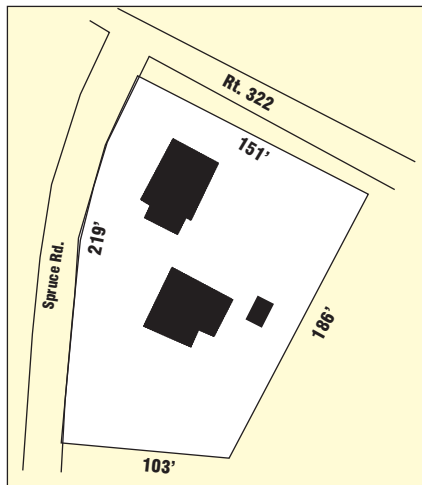


BACK OF ALL BRICK HOUSE

Located at 3409 Division Highway, New Holland Pa. 17557

DIRECTIONS: Property is located on the corner of Rt. 322 & Spruce Rd. (close to M & S Sales)

REAL ESTATE DETAILS: A very clean 2.5 story all brick house & oversized 2-car detached garage on .85 acre lot zoned commercial. This house has approx. 1,776 sq. ft; huge 26.5'x 12.5' eat-in kitchen & living area has solid Cherry cabinetry, built-in appliances, cozy dining area; formal living room; front family room w/ banister to second level; large laundry & half bathroom; mud room; second level has 4 bedrooms w/ closets; full bathroom w/ tub shower; convenient steps attic storage; full basement has real tile flooring; abundant closet storage; second outside entrance; hard-wired smoke detectors; updated windows; brick 4-course thick walls on main level. New roof in 2013; Private well & septic system; 4,000 gallon cistern w/ second pump; water softener & UV light; oil fired H/W radiator (newer 660 gallon oil tank); central A/C; Earl Township; Garden Spot SD; total taxes approx. \$3,700. Owner have already purchased another property and are serious about selling, make preparations to buy.



DETACHED GARAGE: A 38'x 32' detached 2-car garage & shop has 2 garage bays w/ openers; concrete floor; finished ceiling w/ storage above; 21.5'x 15.5' wood/work shop area w/ heat & insulation.

- More Auction Info on Reverse Side -



EAT-IN CHERRY KITCHEN



LIVING ROOM TO KITCHEN



DESIRABLE FRONT PORCH

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



AUCTION FOR:
IRVIN S. & ANNA Z. FOX



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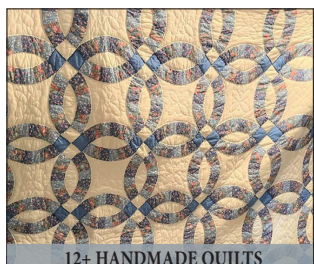
OPEN HOUSE DATES: Saturdays April 2 & 16, from 1-3 PM. Call/Text Auctioneer 717-587-8906

PERSONAL PROPERTY: Honda 2500 PSI pressure washer; 6" Craftsman joiner; Craftsman drill press; Delta combo. sander; 10" Rockwell band saw; Dewalt radial arm saw; Littlestown 6" bench vice; Woodtek dust collecting system; fiberglass 24' ext. ladder; 36' & 16' alum. ext. ladders; quoits; bench grinder; old window sash; lots of wood trim; small tools; galvanized tubs; original 1855 "Three Earls" Map (as-is); (2) precision series Oliver toy tractors; old wagon; local Winross trucks; 3 pc. Maple bedroom suite; double boxspring & mattress; (6) decorated chairs; Camel-back trunk; immigration chests; Cedar wardrobe; nice Childs rockers; Maple bookshelf; Cherry hutch; Blue plaid sofa & chair; old marbles & rollers; (12+) handmade quilts; cookie jar; cider set; carnival glass bowl; nice clear glass bowls; salt & pepper collection; wash baskets; view master & disks; Patton fan; 6 qt. White Mountain freezer; Massey Ferguson peddle tractor; (28) foot & body traps; milk can; live trap; Childs bike; jumper cables; tricycle & cart; lawn spreader; canning jars; and more unlisted. A very clean auction.

TERMS: 10% of the sold price day of auction, balance in 60 days or before. The auction is held under the terms prepared by Attorney Kling, Deibler, & Glick 717-354-7700

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 Weaverland Conference Youth Group

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12+ HANDMADE QUILTS



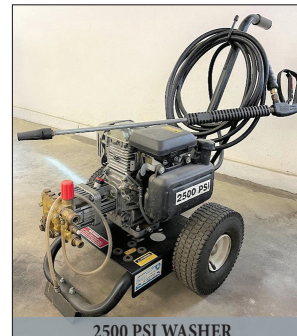
PRECISION SERIES TOYS



"THREE EARLS" MAP



PEDAL TRACTOR



2500 PSI WASHER



NICE WOODWORKING TOOLS



6" CRAFTSMAN JOINER



BACKYARD * .85 ACRE COM.

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