



(E. Cocalico Twp./Reinholds Area)



# PUBLIC AUCTION

## 3-BDRM 1-BATH 2-STORY DWELLING \* .57-ACRE LOT

## DETACHED 24'x20' 2-CAR GARAGE \* STORAGE SHED

### THURSDAY, MAY 19, 2022 @ 6-PM



1,056 SQ. FT. 3-BDRM HOME



3-BDRM 2-STORY HOME \* .57-AC.

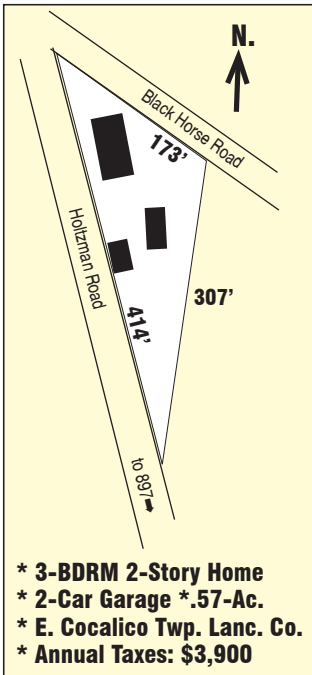


24'X20' 2-CAR GARAGE/SHOP

Located at 395 Holtzman Rd. Reinholds, PA 17569 E. Cocalico Twp. Lancaster Co.

**DIRECTIONS:** From Rt. 272/897 Adamstown @ Weaver Markets take Rt. 897 N. 2-miles to right on Holtzman Rd. 1-mile to home on right.

**REAL ESTATE:** consists of a 1,056 sq. ft. frame 2-story dwelling w/detached 2-car garage on a .57-acre lot. Main floor includes an enclosed 8'x24' utility room w/laundry hook-up & sink; 22'x12' kitchen & dining room area; a 22'x12' living room w/nice corner woodstove; 2nd floor includes 3-bedrooms & full bath; 528 sq. ft. unimproved basement w/Bilco access door; covered front & rear porches; oil forced air heat; on-site well & septic system; annual taxes: \$3,900. **Outbuildings:** a 24' x 20' frame 2-car garage/shop; an older 8'x20' frame & stone summer kitchen bldg.; large side yard w/room for garden!



**OPEN HOUSE: SAT, APRIL 30 & MAY 7 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:** E. Richard Young (717) 738-9000.

**Note:** Rural 3-bedroom home needs some TLC would be great for 1st time home buyer; investment property or Airbnb! Corner property w/large yard; E. Cocalico Twp; offers nice farmland views!

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

**AUCTION BY:**  
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**AUCTION FOR:**  
**the Daniel J. Showalter estate**