



(New Holland Area)



PUBLIC AUCTION

BRICK CAPE COD STYLE HOUSE w/ 3 BEDROOMS
BRICK 37'x 32' 3-BAY TRUCK GARAGE * 10' CEILING
CLEAN PROPERTY * LEVEL 1/4 ACRE LOT * 2-BATHS
TUESDAY, JUNE 14, 2022 @ 6:00 PM



CLEAN 3-BR CAPE COD



37'X 32' TRUCK GARAGE



EAT-IN KITCHEN

Located at 120 N. Custer Ave. New Holland Pa. 17557

DIRECTIONS: From Rt. 23 in New Holland, turn North on N. Custer Ave. to property on left.

REAL ESTATE DETAILS: A clean Cape Cod style house w/ 3 bedrooms & detached 3-bay truck garage on a level 1/4 acre lot. This well-built Brick house was built in 1950; is approx. 1,653 sq. ft.; cozy 16.5'x 12' eat-in kitchen w/ custom solid Cherry cabinetry, abundant counter space, all nice appliances (frig, stove, dishwasher), coat closet or pantry; current 16'x 13' dining room (would make a great recreation room) w/ door to charming covered side porch, & double-hung windows; 18'x 16' front living room w/ "Crown" bump-out area, open banister (has working chair lift) & double-hung windows; 11'x 10' study room w/ built-in Cherry cabinetry & bookcases; very nice covered back porch. Second level has 18'x 13' Primary bedroom w/ closets; bedroom #2 14'x 10' w/ closet; bedroom #3 13'x 9' w/ closets; 9'x 7' full bathroom w/ tub shower; Cedar lined hall closet; 14'x 8' balcony area. 30'x 28' semi-finished basement has second exit; full primitive bathroom w/ shower. Oil furnace w/ radiators; updated windows; updated roof; public water & sewer; New Holland Boro; desirable Eastern Lanc. School District; zoned Residential; total taxes approx. \$3,633.



FRONT LIVING ROOM

LARGE GARAGE or SHOP: A very nice 37' wide x 32' deep 3-bay truck garage. Garage is concrete block w/ brick exterior; (3) 10' wide x 9' high overhead doors w/ openers; 10' ceiling inside; electric service; concrete floor; wide steps to abundant second level storage is 6.5 high' in the center; rare desirable building will fit many different needs.

OPEN HOUSE DATES: Saturdays June 4 & 11, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

REAL ESTATE TERM: \$25,000 down payment day of auction, balance in 60 days or before. This auction is held under the terms prepared by Attorney Kling, Deibler & Glick 717-354-7700

Please find our website www.martinandrutt.com or Facebook or Instagram

OFFERING BROKER PARTICIPATION, AGENTS MUST REGISTER

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
AY2189
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Michael J. Martin (717) 371-3333



AUCTION FOR:
ELVA M. (late Joseph) RUSSELL