



(Brownstown/Talmage Area)



SHORT-NOTICE PUBLIC AUCTION

**2-UNIT RESIDENTIAL APARTMENTS * EACH 2-BR
WELL MAINTAINED * OFF-STREET PARKING * NICE
TUESDAY, JUNE 21, 2022 @ 7:00 PM**



NEWER VINYL SIDING



BACK OF BUILDING



OFF-STREET PARKING

Located at 102 S. State St. Brownstown Pa 17508

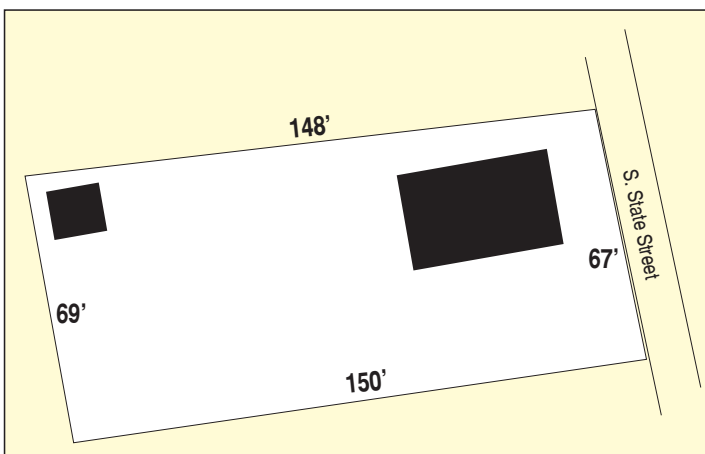
DIRECTIONS: Along Rt. 772, on the South side of Brownstown. Across from School Ln.

REAL ESTATE DETAILS: A 2-story framed colonial style house, 2-unit residential apartment that has been well maintained on .22 acre lot. Units are up/down & both units together have approx. 1,523 sq. ft.; both have an eat-in kitchen w/ wooden cabinetry; living room; 2 bedrooms; full bathroom. Lower level has laundry hook-up w/ semi-finished basement and upper level has a small balcony. Separate electric meters; separate hot water oil fired furnaces; separate storage sheds. New 30-year shingle roof in May 2022; updated vinyl siding; abundant off-street parking; owner pays public water/sewer & trash; desirable West Earl Twp; CV School District; total taxes approx. \$2,650. This property has been well cared for and long terms tenants are Current/Recommended. A wonderful investment opportunity.

OPEN HOUSE DATES: Saturday, June 11 from 1-3 PM or 1 hour before auction only. No exceptions.

REAL ESTATE TERM: 10% down payment, balance in 60 days or before. This auction is held under the terms prepared by Attorney Tony Schimaneck 717-299-5251.

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



AUCTION BY:
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AUCTION FOR:
KERWOOD & SANDRA AUKER