



(Martindale Area)



# PUBLIC AUCTION

## 3-BDRM FRAME RANCHER \* .43-AC. COUNTRY LOT 1120 Sq. Ft. 2-STORY GARAGE/SHOP \* GARDEN AREA THURSDAY, JUNE 30, 2022 @ 6:30 PM



.43-AC. COUNTRY LOT W/HOUSE & BARN



1,230 SQ. FT. 3-BDRM FRAME RANCHER

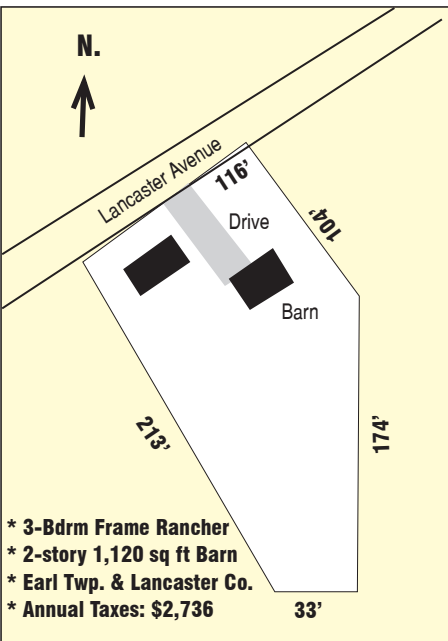


1,120 SQ. FT. BARN/SHOP

Located at 670 Lancaster Ave. New Holland, PA Earl Twp. Lancaster Co.

**DIRECTIONS:** From Rt. 322 @ Hinkletown take Martindale Rd. N 3-miles to left at "Y" Lancaster Ave. to home on right.

**REAL ESTATE:** consists of a 1,230 sq. ft. frame 3-bedroom (1966) rancher & a 1,120 sq. ft. 2-story (1986) garage/shop on a .43-acre lot. Main floor features a covered side porch entry; a wood cabinetry eat-in style kitchen w/range & vinyl flooring; 12'x16' living room w/carpet flooring & mini-split AC system; 11'x12' bedroom or sitting room w/closet; 7'x11' office/study; full bath; 2-bedrooms w/closets; rear deck; daylight lower level is partially improved w/3-storage rooms; utility room w/aux. heat wood furnace; electric baseboard heat; on-site well & septic system; aluminum siding & metal roof; annual taxes: \$2,736. Outbuilding: a 1,120 sq. ft. frame 2-story garage/workshop; large garden or pasture area; wide macadam driveway.



- \* 3-Bdrm Frame Rancher
- \* 2-story 1,120 sq ft Barn
- \* Earl Twp. & Lancaster Co.
- \* Annual Taxes: \$2,736

**OPEN HOUSE: SAT. JUNE 11 & 18 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: Linda Kling (717) 354-7700

**Note:** Great country location situated midway between Martindale & Terre Hill. One-owner home needs some cosmetic TLC; large garage/shop offers many potential uses! Desirable Elanco Schools.

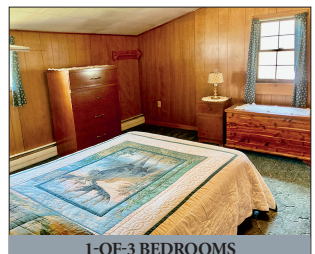
**\*\*Broker Participation Invited-Contact Auctioneer\*\***  
**For photos & complete listing visit [www.martinandrutt.com](http://www.martinandrutt.com)**



EAT-IN STYLE KITCHEN



12'X16' LIVING ROOM



1-OF-3 BEDROOMS

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



**AUCTION FOR:**  
**Benjamin Z. & Elsie K Weaver**