



(Happy Valley/State College Area)

PUBLIC AUCTION



3-BDRM 2-BATH RANCHER w/1-CAR GARAGE * .40-AC. LOT
1,232 Sq. Ft. HOME BUILT IN 1987 * 2011 HYUNDAI SONATA!
FRIDAY, SEPTEMBER 16, 2022 @ 6:30 PM



2011 HYUNDAI SONATA 56K MILES



3-BDRM 2-BATH RANCHER * .40-AC. LOT



REAR DECK * LEVEL LOT

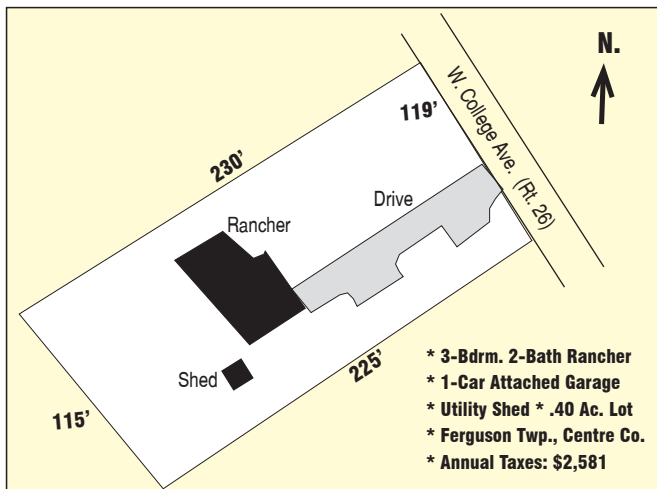
Located at: 2471 W. College Ave. State College, PA Ferguson Twp. Centre Co.

DIRECTIONS: From Rt. 322 in State College take Rt. 26 S. (W. College Ave.) to home on right OR from Pine Grove Mills take Rt. 26 N. to home on left.

REAL ESTATE: consists of a 1,232 sq. ft. brick & vinyl 3-bdrm 2-bath rancher w/1-car garage & utility shed on a .40-ac. lot. Main floor features a 12'x18' formal living room w/bay window; an eat-in style oak cabinetry kitchen w/electric range, DW & fridge; formal dining room w/patio door to access rear deck; full bath; primary bedroom w/full private bath; 2-bedrooms w/closets; attached 1-car garage; covered front porch; 1,232 sq. ft. basement w/laundry hook-up, washer & dryer included, mop sink; new gas furnace/central AC; public gas, sewer & water; water softener; electric water heater; annual taxes: \$2,581; wide macadam driveway & parking area; 8'x10' garden shed.

OPEN HOUSE: SAT. ,AUG. 27 & SEPT. 3 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:** John Miller III (814) 355-5474



Note: *This valuable home is move-in ready & offers desirable one-floor living located close to all the conveniences of downtown State College yet only minutes to beautiful PA State Forests & Parks.*

CAR: 2011 Hyundai Sonata Limited, metallic blue, 56k miles, auto trans, power loaded, heated seats, sun roof, inspected thru 2/23; VIN #5NPEC4AC0BH091533. SHARP CAR!!

For complete listing visit
www.martinandrutt.com



8'X10' UTILITY SHED



OAK KITCHEN & APPLIANCES



FORMAL LIVING ROOM



DINING ROOM * PATIO ACCESS

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



AUCTION FOR:
the JO ANN KIDWELL estate
(Jim (717) 471-7055)