



(Leola Area)



PUBLIC AUCTION

4-BDRM 1-BATH 2-STORY DWELLING * .19-AC. LOT
2-CAR GARAGE & UTILITY SHED * GARDEN AREA
THURSDAY, OCTOBER 13, 2022 @ 6-PM



2,178 SQ. FT. DWELLING * .19-AC. LOT



4-BDRM 1-BATH HOME W/GARAGE



10'X14' UTILITY SHED & GARDEN AREA

Located at: 148 W. Main St. Leola, PA Upper Leacock Twp. Lancaster Co. CV Schools

DIRECTIONS: From Leola, Pa. Rt. 772/23 follow Main St. (Rt. 23) W. 1/2 mile to home on left.

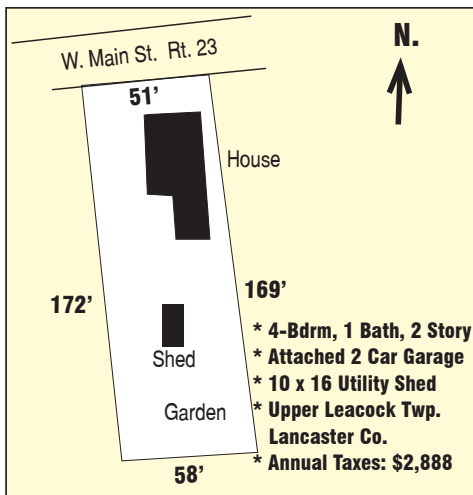
REAL ESTATE: consists of a 2,178 sq. ft. 4-bdrm 2-story dwelling w/attached garage & utility shed on a .19-acre lot. Main floor includes a 10'x14' kitchen w/range & fridge; 8'x12' laundry room w/sink, washer & dryer included; 12'x22' dining/family combo room; 12'x12' living room; 12'x12' office or den; upper level has 4-bedrooms & full bath, attic; partial basement; attached 2-car garage (needs TLC); gas furnace/HW heat; public gas, water & sewer; annual taxes: \$2,888. **Outbuilding:** 10'x16' utility shed & large garden area. Property was most recently used as a rental/investment property @ \$875/mo. tenant paid all utilities.

OPEN HOUSE: SAT., SEPT. 24 & OCT. 1 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: Kling, Deibler & Glick (717) 354-7700

Note: Valuable rental/investment property needs some TLC, conveniently located along Rt. 23 Main St. midway between New Holland & Lancaster. Desirable CV schools, low taxes only \$2,888.

For photos & listing visit www.martinandrutt.com



AUCTION BY:
MARTIN & RUTT AUCTIONEERS
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AUCTION FOR:
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