



(Leola Area)



# PUBLIC AUCTION

2-BDRM 1,180 Sq. Ft. RANCHER w/2-CAR GARAGE \* .52-AC. LOT

HONDA ASCOT FT500 CYCLE \* HUSTLER 52" Z-TURN MOWER

**MONDAY, DECEMBER 12, 2022 @ 4-PM**



LIMESTONE FACADE RANCHER W/2-CAR GARAGE



2-BDRM 1,180 SQ. FT. RANCHER \* .52-AC LOT



PRIVATE BACKYARD W/BRICK PAVER PATIO

Located at 307 W. Main St. Leola, Pa. Upper Leacock Twp. Lancaster Co.

**DIRECTIONS:** From Rt. 772/23 follow (Main St.) Rt. 23 W. 3/4 mi. to property on right.

**REAL ESTATE:** consists of a 1,180 sq. ft. 2-bdrm rancher (1952) w/attractive limestone façade & attached 2-car garage on a .52-ac. lot. Main floor includes a 12'x18' living room w/HW flooring & bay window, limestone FP w/LP log insert; 120-gallon LP tank; modern cherry cabinetry kitchen w/appliances, laminate counter tops, open to 10'x12' dining area w/new vinyl flooring in 2015; laundry room w/mop sink; full bath; 2-bedrooms w/closets & HW flooring; attached 528 sq. ft. 2-car garage; basement crawlspace w/concrete floor; public water & sewer. New central AC/heat pump (2017); durable aluminum shingle roof; nice private backyard w/brick paver patio/BBQ area (2017); nice wide macadam drive & parking area; annual taxes: \$2,826.

**OPEN HOUSE: Sat. Nov. 12 & 19 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.**



MODERN CABINETRY KITCHEN W/APP.



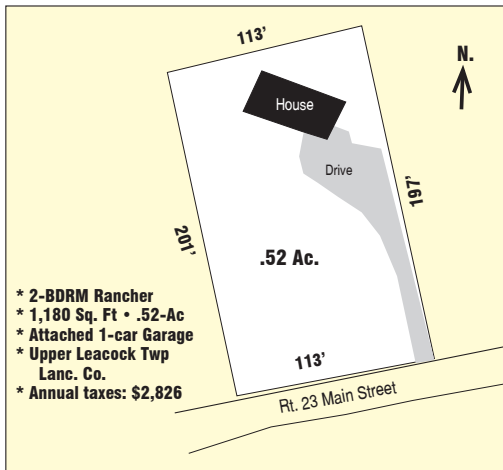
LVNG RM W/STONE FP & HW FLOORS



1982 HONDA ASCOT FT500 CYCLE



HUSTLER FASTRAK 52" Z-TURN MOWER



- \* 2-BDRM Rancher
- \* 1,180 Sq. Ft • .52-Ac
- \* Attached 1-car Garage
- \* Upper Leacock Twp
- \* Lanc. Co.
- \* Annual taxes: \$2,826

**TERMS:** 10% down day of sale, balance on or before 60-days. Attorney: Kling, Deibler & Glick (717) 354-7700

**Note:** Excellent opportunity to purchase a well maintained rancher featuring desirable one-floor living w/spacious 2-car garage & level driveway; ideally located midway between New Holland & Lancaster; CV schools.

**CYCLE & MOWER @ 4-PM:** 1982 Honda Ascot FT500 cycle w/10,868 mi, red, very good condition; Hustler Fastrak 52" zero-turn mower w/17.5hp Briggs engine, excellent condition.

For detailed listing & photos visit [www.martinandrutt.com](http://www.martinandrutt.com)

AUCTION BY:  
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