



(New Holland Area)



PUBLIC AUCTION

**3-BDRM 2-BATH BRICK RANCHER w/GARAGE * .68-AC. CORNER LOT
STUNNING 2003 CUSTOM KITCHEN * IN-HOME OFFICE * GARDEN SHED
JD LAWN TRACTOR * SNOW BLOWER * OAK BOW-FRONT CHINA CABINET
THURSDAY, FEBRUARY 16, 2023 @ 4-PM**



CUSTOM-BUILT 2,161 SQ. FT. RANCHER



3-BDRM 2-BATH RANCHER * .68-AC. LOT



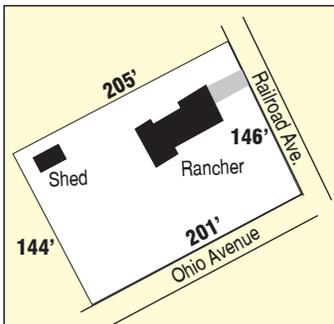
PRIVATE OFFICE & ALL-SEASONS ROOM

Located at: 197 Hillcrest Rd. New Holland, Pa. 17557

DIRECTIONS: From Main St. (Rt. 23) New Holland take S. Railroad Ave ¼ mi. to home on right @ corner of Hillcrest & Railroad.

REAL ESTATE: consists of a (1953) custom-built 2,161 sq. ft. updated 3-bedroom brick rancher w/garage on a .68-acre corner lot. Main floor features a 2003 custom birch kitchen w/granite counter tops, tile backsplash, tile flooring, high quality SS appliances included, large pantry, sunny 7'x14' breakfast nook; 16'x18' living room w/brick fireplace & bay window; 11'x14' formal dining room w/access to 13'x21' all-seasons room w/tile flooring & skylights offering abundant natural lighting; brick paver rear patio; 3-bedrooms w/closets & HW flooring; full bath w/linen closet; laundry w/built-in cabinetry, washer & dryer included; full bath; 1-car garage w/auto-opener; in-home office w/private entrance & mini-split AC system; nice covered wrap-around porch; basement features a finished 20'x25' family room w/polished pine trim, brick fireplace, built-in display cases & cabinetry; 14'x41' storage room, 358 sq. ft. utility room; oil furnace forced air heat; central AC; new roof; insulated windows; public water & sewer; annual taxes: \$4,604. **Outbuilding:** 10'x16' utility shed & garden area; large level lot w/subdivision potential..

OPEN HOUSE: SAT. Jan. 21 & 28 from 1-3 pm for info call/text auctioneer @ (717) 371-3333.



- * 3-Bdrm. 2-Bath Rancher
- * Private Office & 1-Car Garage
- * .68 Acre Corner Lot
- * Annual Taxes: \$4,604
- * New Holland Boro * Elanco Schools

TERMS: 10% down day of sale, balance on or before 60-days. Attorney: Good & Harris (717) 354-4456.

Note: Outstanding updated rancher in absolute move-in condition. Excellent opportunity to own this solid custom built one-story home. Property offers private in-home office!

**OFFERING 1% BROKER PARTICIPATION * CONTACT AUCTIONEER FOR DETAILS!
For Photos & Listing visit www.martinandrutt.com**

PERSONAL PROPERTY ITEMS SELL FOLLOWING REAL ESTATE: John Deere 325 18-hp lawn tractor, 262 hrs, w/48" deck & power leaf vac; 6-hp John Deere 21" SP trim mower; Yard Man 5-hp 24" snow blower; antique oak bow front china cabinet; 1800's tall kitchen cabinet; York, Pa. safe; 3-footed cast iron kettle; water pump & trough; wooden rocker; nice L-shaped office desk; cedar hope chest.



CUSTOM KIT. & APPLIANCES



INVITING BREAKFAST NOOK



273 SQ. FT. ALL-SEASONS ROOM



JD 325 18HP LAWN TRACTOR

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



AUCTION FOR:
Christopher S. Schnader