



(New Holland Area)



PUBLIC AUCTION

2-BDRM 1.5-BATH RANCHER w/1-CAR GARAGE * .17-AC. LOT FURNITURE * JEWELRY * COINS * PERSONAL PROPERTY

TUESDAY, JUNE 13, 2023 @ 5-PM/Real Estate @ 6-PM



1,072 SQ. FT. RANCHER (1985)



1-CAR GARAGE * .17-AC. LOT



2-BDRM 1.5-BATH RANCHER

Located at 235 W. Spruce St. New Holland, Pa. 17557

DIRECTIONS: From Main St. (Rt. 23) New Holland take Mentzer Ave. N. to right on W. Spruce to home on left.

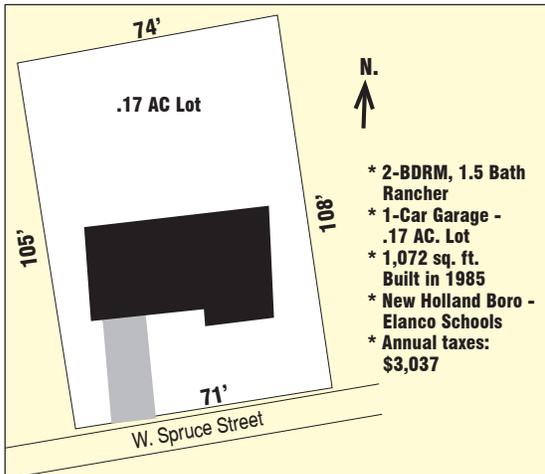
REAL ESTATE: Consists of a 1,072 sq. ft. one story (1985) brick & vinyl rancher w/1-car garage on a .17-acre lot. Main floor features a modern oak cabinetry kitchen w/range, DW, fridge & pantry; 11'x14' dining area w/patio door to 12'x12' rear patio; laundry; 14'x18' living room w/bay window; foyer w/closets; full bath; 2-bedrooms w/closets; master has private 1/2 bath; covered front porch; attached 1-car garage w/upper level storage; electric heat/central AC; 200-amp electric svc; public water & sewer; annual taxes: \$3,037; macadam driveway; level .17-acre lot.

OPEN HOUSE: SAT. MAY 27 & JUNE 3 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

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

Note: Charming low maintenance 2-bdrm rancher in excellent condition, situated along a quiet cul-de-sac. Move-in ready with tasteful décor throughout; desirable one-floor living! Property is being sold to settle estate so make plans to buy!

**** Offering Broker Participation * Contact Auctioneer (717) 371-3333**



PERSONAL PROPERTY @ 5-PM: Maytag washer; GE dryer; ext dining table w/4-chairs & buffet; 3-pc qu. BR suite; oak 3-drawer chest; 2-book shelf units; desk; floral sofa; lighted curio; end tables; antique ceramic lamps; leaded glass lamp; hurricane lamp; flatware; fine china dinner set; nice SS cookware set; Kenmore 12 sewing machine; oak sewing cabinet; 18" Roseville vase; 24-pcs Copper Lustre; Pyrex nesting mixing bowl set; antique rocker; old dolls; roller luggage; oak gossip bench; lots of nice home décor items; file cabinet; step ladder; SS stock pots; nice clean kitchen items; jewelry, gold rings, silver coins; watches; toy airplane; plus more! Very clean lot of personal property!

TERMS: Cash, PA check or credit card w/3% fee. Food by GSFR aux; sale held under tent, bring a chair!



OAK KITCHEN & APPLIANCES



LIVING ROOM W/BAY WINDOW



DINING ROOM * PATIO AREA



LEADED GLASS LAMP



18" ROSEVILLE VASE

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



AUCTION FOR:
the MARY VIHROSKI Estate