



(Reinholds Area)

# HYBRID PUBLIC AUCTION



**2-UNIT RESIDENTIAL HOUSE \* UP/DOWN \* NEWER ROOF  
EACH IS 2-BR & 1-BATH \* .65-ACRE \* NEWER WINDOWS**

**THURSDAY MAY 16, 2024 @ 6:00 PM**



2-UNIT APARTMENT



ABUNDANT PARKING



MAIN LEVEL KITCHEN



SECOND LEVEL KITCHEN

Located at 1265 West Swartzville Rd. Reinholds PA 17569 \* E. Cocalico Twp

**DIRECTIONS:** From Rt. 897 at the 4-way stop sign in Reinholds, property is located on the corner.

**#3, REAL ESTATE DETAILS:** A is good 2.5-story house containing (2) residential units on .65-acre level lot. **Main level unit** has 13'x 13' eat-in kitchen w/ wooden cabinetry; living room; 2-bedrooms; full bathroom; mud room entrance; laundry hook-up; basement storage; oil furnace heat; all appliances. **Second level unit** has outside steps; 13'x 12' eat-in kitchen w/ wooden cabinetry; separate living room; 2-bedrooms; full bathroom; mud room entrance; laundry hook-up; attic storage; electric heat pump & A/C; all appliances.

**GENERAL DETAILS:** Building has new roof in 2020, maintenance free exterior; public water & sewer; separate electric meters; abundant off-street parking; replacement windows; Cocalico School District; total taxes \$3.731.

**AUCTIONEER NOTE:** This is 1 of 3 adjoining properties to be sold at this auction. A commercial style garage is beside this 2-unit as well as a Cape Cod style house. Please see our website for those details or Call/Text Auctioneer at 717-587-8906

**OPEN HOUSE DATES:** Saturdays, May 4 & 11, from 1-3 PM. Call/Text Auctioneer for more info 717-587-8906.

**BRIEF TERMS:** 10% down payment the day of auction, balance in 60 days. This auction is held under the terms provided by Attorney Tony Schimaneck 717-299-5251.

Visit our website at [www.martinandrutt.com](http://www.martinandrutt.com) or Facebook or Instagram

**OFFERING BROKER PARTICIPATION, AGENTS MUST REGISTER**



SCAN TO VIEW

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



**AUCTION FOR:**  
**JONATHAN BOLL**

More info on other side



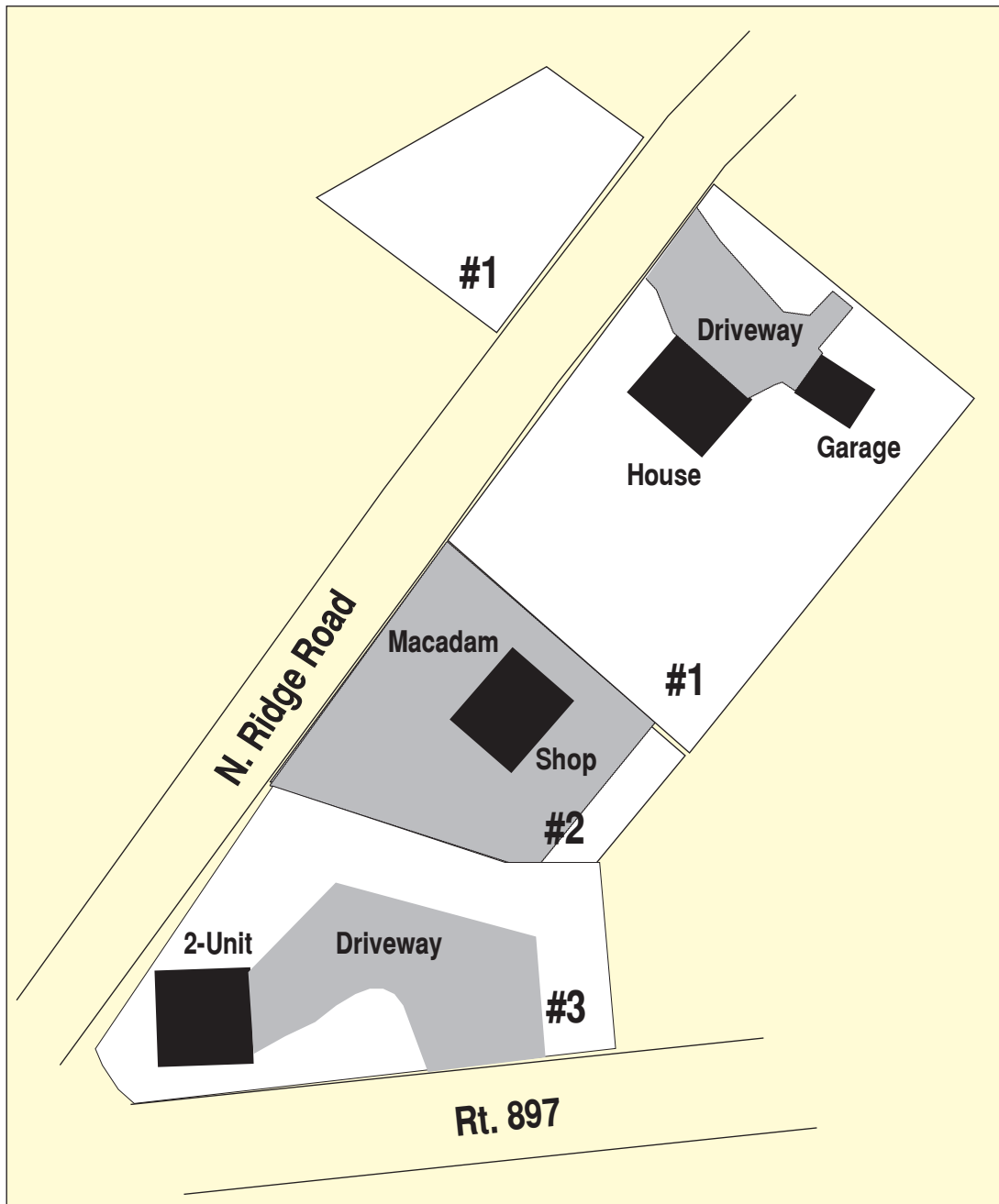


(Reinholds Area)

# HYBRID PUBLIC AUCTION



**ATTRACTIVE 3-BEDROOM & 2-BATHROOM CAPE COD**  
**.75-ACRE \* DETACHED GARAGE \* SIDE YARD & FIRE-PIT**  
**THURSDAY MAY 16, 2024 @ 6:00 PM**



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**MARTIN & RUTT AUCTIONEERS**  
John J Rutt II (717) 587-8906  
Michael J. Martin (717) 371-3333  
Cameron Rutt



**AUCTION FOR:**  
**JONATHAN & JENNIFER BOLL**