



(Berks Co. /Fredericksburg Area)



PUBLIC AUCTION

4-BDRM 1-BATH RANCHER w/2-CAR GARAGE (Needs TLC) * 2.46-ACRES!

12'x24' UTILITY BARN * 16'x28' ANIMAL BARN * PASTURE AREA

MONDAY, AUGUST 26, 2024 @ 6:30 PM



4-BDRM 1-BATH RANCHER 1,344 SQ. FT.



RANCHER W/GARAGE * 2.46-ACRES!

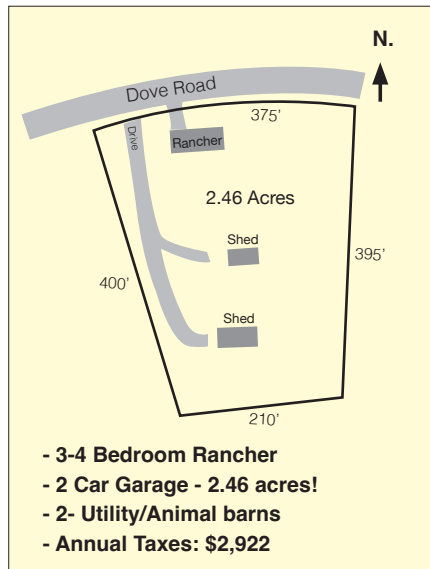


16' X 28' SMALL ANIMAL BARN

Located at 210 Dove Rd. Fredericksburg, Pa. Bethel Twp. Berks Co.

Directions: From Fredericksburg Rt. 78/343 take (Rt. 343) Pine Grove Rd. N. 2-mi. to right on Dove Rd. to property on right.

Real Estate: consists of a 1,344 sq. ft. 4-bedroom 1-bath (1975) frame rancher w/2-car garage plus outbuildings on a rural 2.46-acre tract. Main floor features a galley style Oak cabinetry kitchen w/walk-in pantry; 12'x12' dining room w/access to rear patio; 12'x8' breakfast nook or office; 12'x18 living room w/bay window, vinyl flooring throughout; full bath/laundry room combo; 3-12'x13' bedrooms w/closets; lower level includes a foyer/entrance; 12'x16' family/recreation room; 14'x16' 4th bedroom; attached 2-car garage; oil forced air heat; water softener & reverse osmosis system; on-site well & septic system; annual taxes: \$2,922; Tulpehocken Area Schools. **Outbuildings:** a 12'x24' utility barn; 16'x28' frame animal barn w/fenced chicken run; spacious garden & pasture area; large stone paver/retainer wall picnic/fire-pit area; wide macadam driveway & parking; abundant perennial flower gardens; peaceful rural setting w/farmland & wooded borders; potential sub-division.



Open House: Sat. Aug. 10 & 17 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

Terms: 10% down day of sale, balance in 45-days. **Attorney:** Patrick Deibler (717) 354-7700.

Note: This 2.46-acre property offers a peaceful rural setting w/view of the Blue Mt. located only minutes from St. Game Lands #80 and the Appalachian Trail, Rt. I-81 & I-78; great place for backyard hobby farming! Residence needs some cosmetic TLC, some projects in mid-renovation form. Owners are relocating to Montana and motivated to sell.

1% BROKER PARTICIPATION OFFERED * CALL AUCTIONEER @ (717) 371-3333.

For photos & complete listing visit www.martinandrutt.com



PICNIC AREA w/FIRE PIT



BARN w/CHICKEN RUN



BBQ AREA RETAINING WALL



12' x 24' UTILITY SHED

AUCTION BY: Martin & Rutt
Auctioneers, LLC AY2189-L
Michael J. Martin (717) 371-3333
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Cameron Rutt



AUCTION FOR:
Anthony M. &
Katrina F. Weaver