



(New Holland Area)



PUBLIC AUCTION

3-BDRM 1-BATH BRICK RANCHER * .26-AC. LOT
CENTRAL AC * 1-CAR GARAGE & GARDEN SHED

**** VALUABLE INCOME PRODUCING RENTAL PROPERTY ****

TUESDAY, SEPT. 24, 2024 @ 6:00 PM



1,192 SQ. FT. SOLID BRICK RANCHER



3-BDRM RANCHER W/GARAGE * .26-AC. LOT

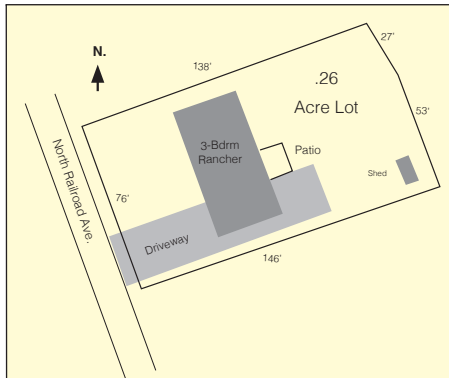


16' X 16' PRIVATE REAR PATIO

Located at: 309 N. Railroad Ave. New Holland, Pa. 17557

Directions: From Main St. (Rt. 23) New Holland, take N. Railroad Ave. north ¼ mi. to home on right.

Real Estate: consists of a 1,092 sq. ft. 3-bedroom (1960) brick rancher w/1-car garage on a .26-acre lot. Main floor features a 16'x20' living room w/bay window & HW floors; eat-in style kitchen w/nice painted wood cabinetry, pantry, fridge, wall oven, glass top stove & DW; attached heated 1-car garage w/laundry, washer & dryer included; full bath; #1 BR-12'x13' w/closet & HW floor; #2 BR-12'x13' w/closet & HW floor; #3 BR-12'x12' w/closet & HW floor; finished 1,092 lower level family room w/carpet flooring; workout area; utility room w/oil HW heat furnace, 275-gallon fuel tank; 200-amp svc; central AC (5-ysr); new roof (8-ysr); public water & sewer; annual taxes: \$3,123. Nice 16'x16' rear patio, garden area w/6'x8' vinyl garden shed; wide paved driveway & parking area.



- 3-BDRM. 1-Bath Rancher
- Attached 1-car Garage
- New Holland Boro, G.S. Schools
- Annual Taxes: \$3,123
- Annual Rental Income: \$21,000

**OPEN HOUSE: SAT. SEPT. 7 & 14 from 1-3 PM for info call/
text auctioneer @ (717) 371-3333.**

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

Note: *Inviting solid brick rancher w/farmland views at the north end of town; move-in ready condition w/tasteful décor throughout; private rear patio; close to all conveniences; desirable ELAN-CO schools. Ideal one-floor living; a valuable income producing rental property @ \$1,750/mo.*

**1% BROKER PARTICIPATION INVITED * CONTACT AUCTIONEER
@ (717) 371-3333**

For photos & complete listing visit www.martinandrutt.com



Kitchen w/All Appliances



Eat-In Style Kitchen w/Pantry



16'x20' Living Room w/HW Floor



1-of-3 Bedrooms w/Closets

AUCTION BY: Martin & Rutt
Auctioneers, LLC AY2189-L
Michael J. Martin (717) 371-3333
John J. Rutt II (717) 587-8906
Cameron Rutt



AUCTION FOR:
Michael N. &
Andrea N. Martin