



(Kinzer & Rough/Tumble Area)

HYBRID PUBLIC AUCTION



SUPER CLEAN 2-STORY w/ 4-BR ON .68-ACRE LOT
ATTACHED GARAGE & DETACHED SHOP * FARMLAND VIEWS

THURS. OCT. 24, 2024 @ 5:00 PM



BEAUTIFUL REMODELED HOUSE



ATTACHED & DETACHED GARAGES



OUTSTANDING CUSTOM KITCHEN

LOCATED AT: 9 N. Kinzer Rd. Kinzers, PA

DIRECTIONS: From Rt. 30 in Kinzers, travel East on Rt. 30 to left turn on N. Kinzer Rd, to property on the right.

REAL ESTATE DETAILS: A very nice "Farmhouse" style 2-story house w/ many quality upgrades on a special country .68-acre level lot. This house was built in 1916 and retains most of org. woodwork trim/flooring through-out; has approx. 2,027 sq. ft. plus 400 sq. ft. in finished basement. Main level includes a fantastic 32'x 12.5' updated eat-in kitchen w/ newer custom painted cabinetry, eat-at counter, nice Stainless Steel appliances; open to newer 15'x 14' rear addition w/ 10.5' cathedral ceiling, abundant windows (farmland views), & floor heat; 16.5'x 13' formal dining room (or recreation room) w/ crown window push-out; 12.5'x 10' front door foyer; inviting wrap-around covered front porch; 11'x 10' laundry & powder bathroom; rear mud-room; newer attached 25.5' D x 19.5' W 1-car insulated garage w/ 10.5' ceiling; fabulous 20'x 15' treated wood deck overlooking farmland. Second level has 17'x 13' primary bedroom w/ closet & crown window push-out; 13'x 13' bedroom #2 w/ closet; 13'x 11.5' bedroom #3 w/ closet; 11'x 10' bedroom #4 w/ closet; full modern bathroom w/ tub shower. Rare finished basement w/ 25'x 12' entertaining room (huge hand chiseled stone foundation); full bathroom w/ shower; utility room w/ Bilco door; updated central A/C; updated oil furnace w/ desirable radiator heat (2-tanks); new roof in 2019; private well; public sewer. A wonderful house in a desirable area, please come see for yourself.

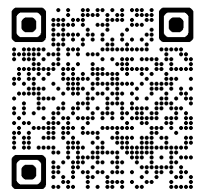
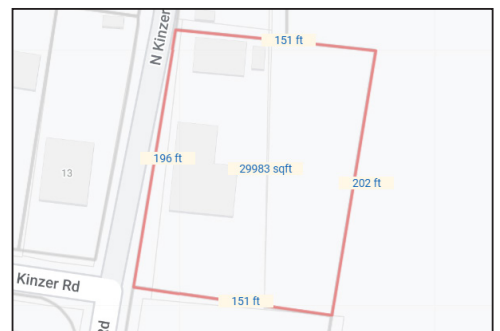
AUCTIONEER NOTE: A country style property w/ modern convenience. 36'x 24' concrete block 2-car garage/shop w/ hip-style roof, second level storage, work area; pasture area; chicken shed; small storage shed; secluded backyard; deck overlooks beautiful Rough/Tumble property; Paradise Twp; desirable Pequea Valley School District; zoned AG; total taxes approx. \$4,793.

OPEN HOUSE DATES: Saturdays Oct 12 & 19, from 1:00-3:00 PM. Call/Text Auctioneer 717-587-8906.

BRIEF TERMS: \$40,000 down payment the day of auction, balance in 60-days or before. This auction is held under the terms of Attorney Justin Bollinger 717-291-1700.



DECK W/ FARMLAND VIEWS



Please visit our website at www.martinandrutt.com or Facebook or Instagram

Scan to view

AUCTION BY: Martin & Rutt

Auctioneers, LLC AY2189-L

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Cameron Rutt



AUCTION FOR:
MARLIN G. & SUE A. GROFF