



(Cocalico & Schoeneck Area)



HYBRID PUBLIC AUCTION

**.53-ACRE * BRICK RANCHER w/ 3-BEDROOMS
2-CAR ATTACHED GARAGE * CLEAN & UPDATED INSIDE
CENTRAL A/C * QUIET BACKYARD BORDERS FARMLAND
SATURDAY APRIL 4, 2026 @ 11:00 AM**



3-BR BRICK RANCHER



VIEW FROM BACK PORCH



CUSTOM KITCHEN

LOCATED AT: 720 s. Cocalico Rd. Denver, PA * W. Cocalico Twp

DIRECTIONS: From the 4-way stop in Schoeneck, travel North on King St. (transitions into S. Cocalico Rd) for approx. 3-miles to property on the right (just past Hickory Rd.)

REAL ESTATE: A clean, freshly updated all brick 3-bedroom Rancher w/ quiet rear covered porch & patio on country .53-acre lot. This house was built in 1961 and has approximately 1,100 sq. ft.; 18.5'x 13' living room area w/ large bay window, HW flooring throughout first floor; dining room/kitchen area features nice maple cabinetry, appliances & a sink window overlooking the backyard; dining room has sliding door access to a covered back porch w/ a level backyard overlooking farmland & 22'x 12' detached shed w/ rollup door; 13.5'x 11' BR#1 w/ double closets; 13'x 9.5' BR#2 w/ closet; 11'x 10' BR#3 w/ closet; bathroom has tub/shower; oversized 24'x 23' attached 2-car garage; full basement contains a 20'x 13' family room w/ brick hearth; 24.5'x 12.5' utility room; laundry hook-up; oil fired hot water heat; central A/C; well & septic onsite; shingle roof; taxes approx. \$4,225.

OPEN HOUSE DATES: Saturdays March 14 & 21, from 1:00-3:00 PM. Call/Text Auctioneer 717-587-8906.

BRIEF TERMS: \$35,000 down payment the day of auction, balance in 60-days or before. This auction is being held under the terms provided by Attorney Glick, Goodley, Deibler & Fanning 717-354-7700. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however the buyer is responsible to verify any/all written information.

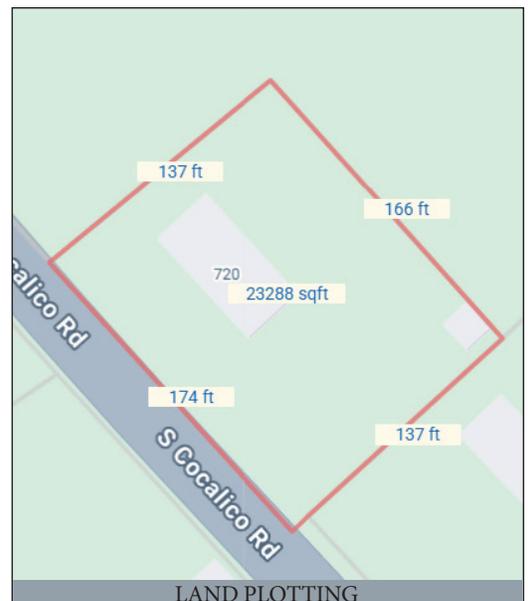
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H.W. FLOORING THRU-OUT



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AUCTION FOR:
ROY & SUZANNE ZIMMERMAN