



(Brecknock Twp. /Bowmansville Area)



PUBLIC AUCTION

**3-BDRM 2-BATH 1,744 Sq. Ft. BI-LEVEL HOME * .36-AC LOT
ATTACHED 2-CAR GARAGE * 8'x14' UTILITY GARDEN SHED
THURSDAY, OCTOBER 9, 2025 @ 6-PM**



8' X 14' UTILITY GARDEN SHED



1,744 SQ. FT. ONE-OWNER HOME * .36-AC.

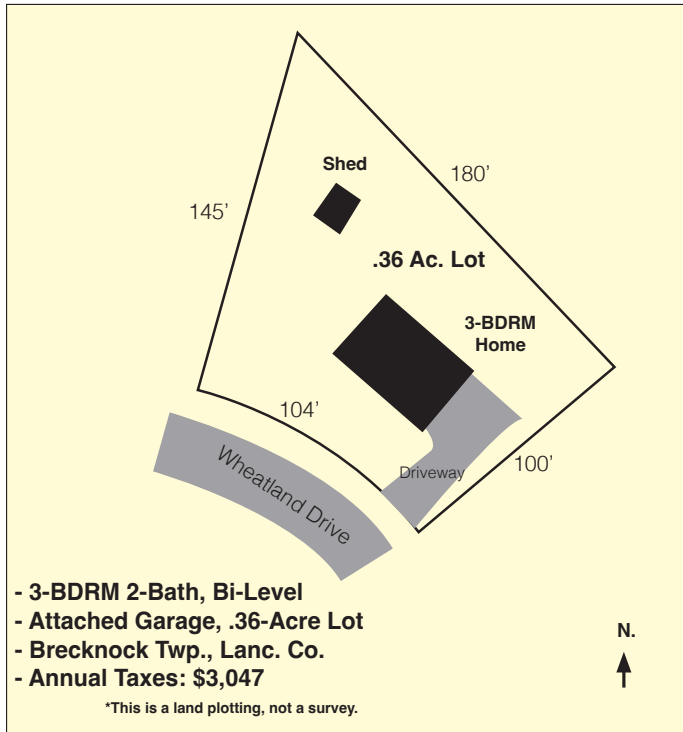


3-BDRM 2-BATH HOME W/2-CAR GARAGE

Located at: 173 Wheatland Dr. Denver, Pa. Brecknock Twp. Lancaster Co.

Directions: In Bowmansville, Pa. follow Rt. 625 N. to left on Wheatland Dr. follow signs to home.

Real Estate: consists of a 1,744 sq. ft. 3-bedroom, 2-bath (1989) one-owner bi-level dwelling w/2-car garage on a .36-acre lot. Main floor features an open foyer to 12'x18' formal living room w/bay window; nice Oak cabinetry kitchen w/DW, range & SS fridge, open to 12'x14' dining area w/access to private rear 10'x14' painted wood deck; 11'x14 primary bedroom w/double closet; BR#2/office 11'x12' w/closet; BR#3 10'x11' w/closet; full bath w/shower/tub combo, & large linen closet; finished 600 sq. ft. lower level family room; full bath/laundry combo w/washer & dryer included; 2-car garage w/auto openers & man door; central AC/heat pump (new 2018); on-site well & public sewer; 200 amp svc; low maintenance brick & vinyl exterior, good roof; nice paved driveway; 8'x14' utility shed; annual taxes: \$3,047.



Open House: Sept. 13 & 27 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

Terms: 10% down day of sale, balance in 60-days. **Attorney:** Patrick Deibler (717) 354-7700.

Note: *Charming one-owner 3-bedroom home w/tasteful décor throughout; spacious kitchen/dining area & private rear deck; absolute move-in ready condition; desirable ELANCO school district. Sellers are relocating to a retirement community.*

For Photos & Complete Listing Visit www.martinandrutt.com



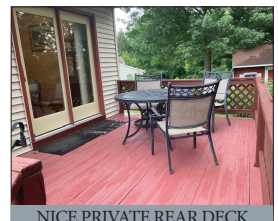
SPACIOUS DINING ROOM



OAK CABINETRY KITCHEN



1-OF-3 BEDROOMS



NICE PRIVATE REAR DECK

AUCTION BY: Martin & Rutt
Auctioneers, LLC AY2189-L
Michael J. Martin (717) 371-3333
John J. Rutt II (717) 587-8906
Cameron Rutt (717)-875-6032



AUCTION FOR:
J. Carl & Julia A. Sensenig