



(New Holland Borough)



PUBLIC AUCTION

3-BDRM 1-BATH 1,072 Sq. Ft. BRICK RANCHER * .21-AC. LOT
FINISHED BASEMENT FAMILY ROOM * 1-CAR GARAGE * GARDEN SHED
THURSDAY, NOVEMBER 20, 2025 @ 5:00 PM



REAR PATIO W/PVC PRIVACY FENCE



3-BDRM 1-BATH RANCHER * .21-AC. LOT

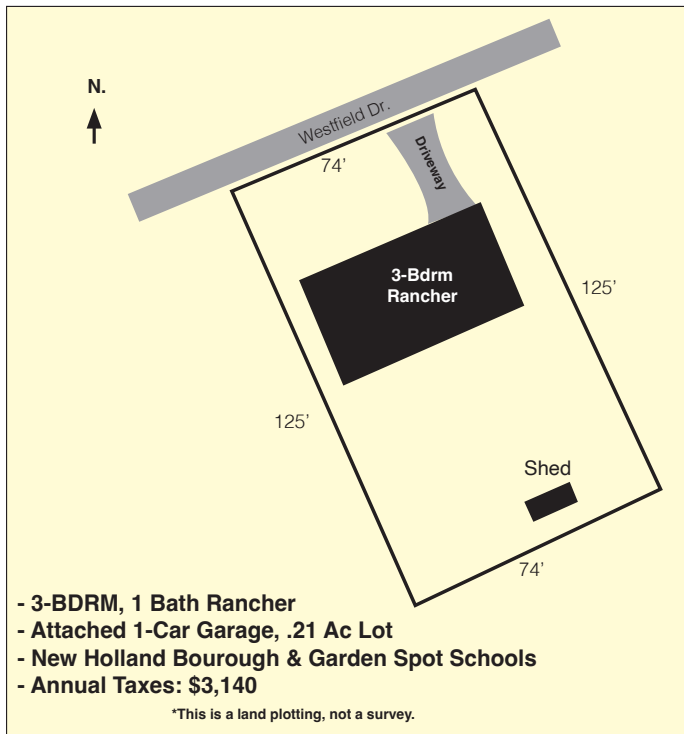


1,072 SQ. FT. CHARMING BRICK RANCHER

Located at: 528 Westfield Dr. New Holland, Pa. 17557

Directions: From New Holland Rt. 23 (Main St.) at NH Auto take Hoover Ave. N. to left on Westfield Dr. to home on left.

Real Estate: consists of a 1,072 sq. ft. brick rancher (1958) w/3-bedrooms, full bath & attached 1-car garage on a .21-acre lot. Main floor features a 12'x18' formal living room w/bay window & closet; charming eat-in style kitchen w/white painted cabinetry, fridge & range plus built-in corner cupboard; full bath; BR #1) 11'x12' w/closet; BR #2) 10'x11' w/closet; BR #3) 10'x11' w/ closet; attached 1-bay garage; rear patio w/ PVC privacy fence; lower level includes a nicely finished 18'x22' family room w/recessed lighting & egress door; 14'x22' utility room w/laundry hook-up, mop sink, washer & dryer included; oil furnace forced warm air heat, 275-gallon fuel tank; central AC; electric water heater; built-in shelving storage area; 200-amp svc; public water & sewer; annual taxes: \$3,140; 12'x10' utility shed.



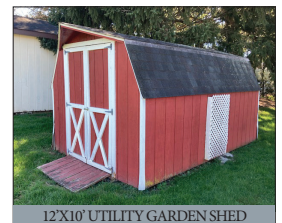
EAT-IN STYLE KITCHEN W/APPLIANCES



12'X18' FORMAL LIVING ROOM



22'X18' FINISHED FAMILY ROOM



12'X10' UTILITY GARDEN SHED

Open House: SAT. NOV. 1 & 8 from 1-3 PM for info text/call auctioneer @ (717) 371-3333.

Terms: 10% down day of sale, balance in 60-days. Attorney: Glick, Goodley, Deibler & Fanning, LLP (717) 354-7700.

Note: Charming move-in ready solid brick rancher w/tasteful décor throughout; spacious finished lower level family room; nice level lot w/ macadam driveway; located along a quiet side street w/easy access to all New Holland conveniences!

For Photos & Complete Listing Visit

www.martinandrutt.com

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:
Arlene M. &
(the late Carl E.) Martin