



(New Holland/Earl Twp. Area)



PUBLIC AUCTION

5-BDRM 2.5-BATH 1,404 Sq. Ft. RANCHER * .60-AC. LOT ATTACHED 2-CAR GARAGE * 20'x12' SHED * 16'x10' SHED SATURDAY, APRIL 4, 2026 @ 2:00 PM



5-BDRM RANCHER W/GARAGE



1,404 SQ. FT. RANCHER * .60-AC. LOT



2-UTILITY STORAGE SHEDS

Located at: 3321 Division Hwy. New Holland, Pa. Earl Twp. Lancaster Co.

DIRECTIONS: From Rt. 322/23 in Blue Ball, Pa. follow Rt. 322 W. 2-miles to home on left.

REAL ESTATE: consist of a 1,404 sq. ft. (1980) 5-bedroom 2.5-bath brick & vinyl rancher w/attached 2-bay garage on a rural .60-acre lot. Main floor features a spacious Maple cabinetry eat-in style kitchen w/range, microwave, fridge & pantry; open to 17'x22' family room w/bay window; BR #1) 12'x10' w/closet & Jack & Jill access to full bath; BR #2) 12'x12' w/closet; BR #3) 12'x11' w/closet; BR #4/office 12'x11' w/closet & built-in desk; laundry w/ powder room, Maytag washer & dryer included; attached 21'x24' 2-bay garage; covered 10'x16' rear porch/deck; finished lower level includes a spacious 1,050 sq. ft. family room w/vinyl floor & aux. LP furnace (500 gallon tank); Bilco egress door; BR #5) 12'x12'; full bath; utility room w/ water treatment system; central vac; 200 amp svc; electric heat; on-site well & septic; annual taxes: \$3,793. **Outbuildings:** a 20'x12' shed/workshop; a 16'x10' garden shed; wide macadam drive & parking area; spacious garden area.



OPEN HOUSE: SAT. MARCH 14 & 21 FROM 1-3 PM for info call/text auctioneer @ (717) 371-3333.

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

NOTE: Well-maintained rancher provides inviting one-floor living; absolutely move-in ready condition, tasteful décor throughout; backyard borders eastern Lancaster Co. farmland, pasture & stream; level lot w/wide macadam driveway & two nice storage sheds.

FOR PHOTOS & DETAILS VISIT www.martinandrutt.com



SPACIOUS KITCHEN W/APPLIANCES



LIVING ROOM W/BAY WINDOW



1,050 SQ. FT. FAMILY ROOM



1-OF-5 BEDROOMS, 2.5-BATHS

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:
Irwin W. &
(the late Mary K.) Weaver