



(New Holland Area)



HYBRID PUBLIC AUCTION

3-BEDROOM BRICK RANCHER * .46-ACRE
LEVEL LOT * 2-CAR GARAGE * FULL BASEMENT
CLEAN * NICE KITCHEN * ALL-SEASON ROOM

SAT. FEBRUARY 28, 2026 @ 11:00 AM



3-BR BRICK RANCHER



INVITING FRONT WALKWAY



NEWER MAPLE KITCHEN

LOCATED AT: 440 Ranck Rd. New Holland, PA 17557 * Garden Spot School District

DIRECTIONS: From Rt. 23 in New Holland, travel South on Ranck Road to property on the right.

REAL ESTATE: A clean brick Ranch style house w/ attached 2-car garage on .46-acre level lot. Built in 1966; 1-owner; approx. 1,738 sq. ft.; 20.5'x 12' kitchen/dining area w/ newer Maple cabinetry, rear sink window, all appliances, double-hung windows in dining area; 22'x 12.5' front living room w/ custom molding & triple-hung window; 14.5'x 12' family room w/ brick fireplace, UGI insert, rear patio doors lead to inviting 23.5'x 11' vinyl insulated all-season room; main level 16'x 6' laundry room w/ cabinetry; 13'x 11' primary bedroom w/ double closet; 12'x 12' BR #2 w/ closet; 15'x 11.5' BR #3 w/ closet; full bathroom w/ tub & tile work; second full bathroom w/ shower stall; 22'x 23' attached 2-car garage has steps to attic storage w/ vents; small covered front porch. Basement has finished (clean but dated) 27'x 20' recreation room; 27'x 14.5' utility room w/ work area & outside Bilco door; 12'x 11' storage room; cold cellar; storage shed. Desirable UGI Gas warm air heat; central A/C; public sewer; private well; good roof; Earl Twp; Eastern Lanc. Schools; taxes approx. \$3,788. This property has been well cared for and the owners have lived here for 60+ years, so you know they liked it. See how this could meet your real estate needs.

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

BRIEF TERMS: \$30,000 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 buyer is responsible to verify any/all written information.

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FANTASTIC ALL-SEASON ROOM



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AUCTION FOR:
HARRY H. & ANNA E. SAUDER