

(Fivepointville Area)

SHORT-NOTICE PUBLIC AUCTION

1.85-ACRE * 2-STORY COLONIAL w/ 3 or 4-BEDROOMS
OVERSIZED GARAGE/SHOP/HORSE BARN w/ HIP ROOF
COUNTRY LOCATION w/ FARMLAND VIEWS * 2.5-BATHS
TUESDAY APRIL 21, 2026 @ 6:00 PM



3 OR 4 BEDROOM COLONIAL



SHOP & HORSE BARN



EAT-IN KITCHEN

LOCATED AT: 480 Pleasant Valley Rd. Denver, PA * Brecknock Twp.

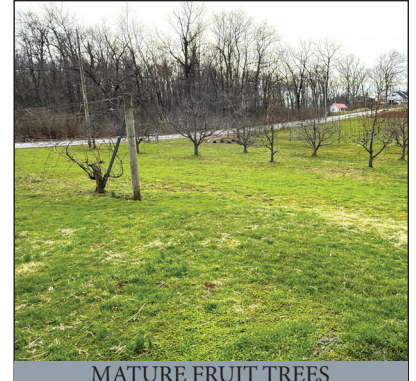
DIRECTIONS: From the 5-way stop in Fivepointville, turn East on Pleasant Valley Rd for half mile to property on the left.

REAL ESTATE DETAILS: A fantastic country property with a 2-story Colonial Vinyl/Stone house & large shop on 1.85-acre lot. House was built in 1991 and has 2,510 sq. ft. of living space. Main level has 14'x 12.3' eat-in kitchen w/ oak cabinetry, abundant counterspace, appliances, oversized walk-in pantry, front sink window; 12.5'x 20' living room w/ bay window overlooking back yard; 12.5'x 11' recreation room; 14.5'x 11' formal living room (4-BR) w/ patio doors to 12'x 28' deck w/ farmland views; 17'x 7.5' all-season room; full bathroom; half bath; welcoming front covered porch. Second level has 17.5'x 11' primary bedroom w/ closet; 20.7'x 9' BR #2 w/ double closet; 13.5'x 11.5' BR #3 w/ closet; full bathroom w/ tub. Daylight basement has 20'x 13.5' laundry/mud room; 13'x 9.5' room; 18'x 12' recreation room w/ epoxy floor; oil furnace w/ floor heat & baseboard heat; mini-split A/C; public sewer; on-site well & Waterfall softener (2017); 200-amp elec. service; new roof approx. 2018; 12'x 28' concrete patio under the deck.

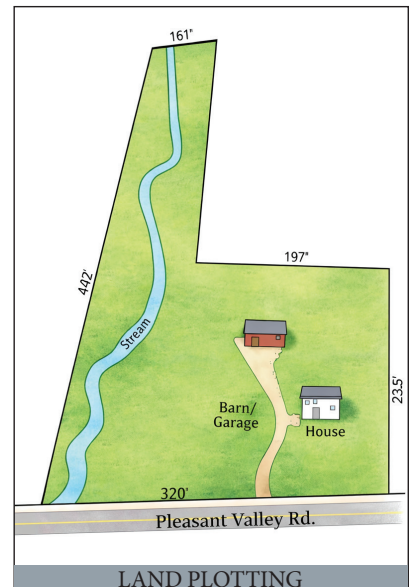
2-STORY DETACHED SHOP/GARAGE/HORSE BARN: A concrete block & framed detached garage is 20'x 32' w/ 14'x 24' addition in 2014 (ground level entrance to second level); (2) overhead doors; 12.5'x 46' forbay; hip-style roof; second level storage & chicken pen; 220-v elec; workbench; horse stall; chicken pasture; water hydro. Brecknock Township; E-Lanco Schools; taxes approx. \$4,687. Side yard has desirable small stream & mature apple trees.

OPEN HOUSE DATES: Saturdays April 11 & 18, from 1:00-3:00 PM. Call/Text Auctioneer 717-587-8906.

BRIEF TERMS: 10% down payment the day of auction, settlement on June 16. 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.



MATURE FRUIT TREES



LAND PLOTTING

This is a land plot, not a survey.



Scan to view

Please visit our website www.martinandrutt.com or Facebook or Instagram

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AUCTION FOR:
JAMES R. &
MARLENE S. BURKHOLDER