



(Schoeneck & Denver Area)



HYBRID PUBLIC AUCTION

**.48-ACRE * SOLID BRICK CAPE-COD w/ 3-BR's
2-CAR DETACHED GARAGE * MOVE-IN READY
MAIN LEVEL BEDROOM * HARDWOOD FLOORING
TUESDAY MAY 26, 2026 @ 6:00 PM**



BEAUTIFUL CAPE-COD



DETACHED 2-CAR GARAGE



CHARMING UPDATED KITCHEN

LOCATED AT: 235 N. King St. Denver, PA 17517 * West Cocalico Township

DIRECTIONS: From the 4-way stop signs in Schoeneck, travel North on N. King St, past the turnpike bridge on the left.

REAL ESTATE DETAILS: First floor living at its finest in this brick Cape-Cod style house, set in a wonderful neighborhood; step inside and you will immediately notice the inviting feel of home! House was built in 1947 and has approx. 1,300 sq. ft.; 15.5'x14' kitchen w/ all appliances; this house has an abundance of natural light throughout the first level; 15'x11' living room w/ wood stove; 16.5'x11' primary bedroom w/ closet; 11'x7' bathroom w/ tub/shower; covered front porch. Second level has 14'x11' BR#2 w/ closet; 14'x11' BR#3 w/ closet; recently renovated 30'x13.5' basement; 14.5'x6.5' laundry w/ washer/dryer included; sturdy 24'x24' detached 2-car garage/shop w/ electric; wood shed; oil heat; private well & septic; good roof; updated windows; Cocalico school district; taxes approx. \$3,656.

OPEN HOUSE DATES: Saturday May 9 from 1-3 PM & Thursday May 21, from 6-8 PM. Call/Text Auctioneer 717-587-8906.

BRIEF TERMS: \$35,000 down payment the day of auction, balance on July 6 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.

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

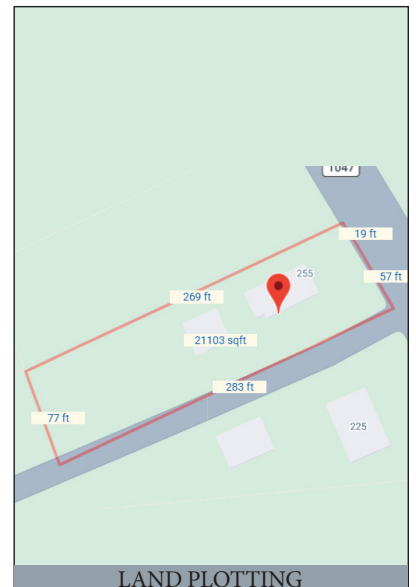
Offering Broker Participation to Registered Agents



Scan to view



UPDATED LIVING ROOM



LAND PLOTTING

This is a land plot, not a survey.

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



**AUCTION FOR:
AUSTIN & JENNA SAUDER**