



(Earl Twp. /New Holland Area)

PUBLIC AUCTION



3-BDRM 1.5 BATH STONE RANCHER * .50-ACRE LOT ATTACHED 2-CAR GARAGE * 10'x14' UTILITY SHED FRIDAY, JULY 24, 2026 @ 6:30 PM



1,678 SQ. FT. 3-BDRM RANCHER



3-BDRM STONE RANCHER * .50-AC. LOT

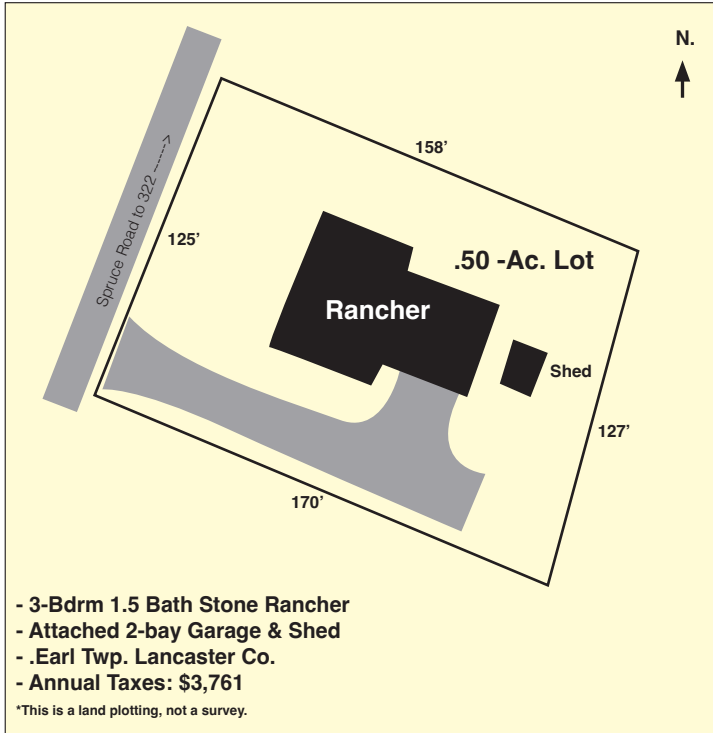


ATTACHED 2-BAY GARAGE & ALCOVE

Located at 640 Spruce Rd. New Holland, Pa. Earl Twp. Lancaster Co.

Directions: From Rt. 322 1.5-miles west of Blue Ball turn left on Spruce Rd. to property on left.

Real Estate: consists of a recently updated 1,678 sq. ft. custom-built (1966) stone & vinyl rancher w/attached 2-car garage & utility shed on a rural .50-acre lot. Main floor features a spacious open 27'x13' farmhouse style Oak kitchen/dining combo, fridge & range included, updated vinyl flooring; 20'x13' formal living room w/stone FP & bay window; BR #1) 13'x12' w/closet; BR #2) 13'x11' w/closet & carpet; BR #3) 13'x13' w/paneling & vinyl floor; full bath; laundry & powder room; covered east side alcove; 12'x20' private rear deck w/ramp; attached 24'x22' 2-bay garage; 1,536 sq. ft. unimproved basement w/radon mitigation system, LP & electric wall heaters, brick FP; on-site septic & well w/water softener system; electric heat & central AC; annual taxes: \$3,761. **Outbuilding:** a vinyl 10'x14' utility shed plus 12'x10' brick paver patio, nice wide paved drive & parking area.



- 3-Bdrm 1.5 Bath Stone Rancher
- Attached 2-bay Garage & Shed
- .Earl Twp. Lancaster Co.
- Annual Taxes: \$3,761

*This is a land plotting, not a survey.

Open House: Sat. July 11 & 18 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

Terms: \$40,000 down day of sale, balance in 60-days. **Attorney:** Glick, Goodley, Deibler & Fanning LLP, (717) 354-7700.

Note: *Attractive stone rancher w/valuable updates throughout; beautiful rural setting w/farmland borders; easy access to Rt. 23 & 322; close to all New Holland conveniences & ELANCO schools. Property is currently a valuable rental @ \$1,725/mo.*

FOR PHOTOS & DETAILED LISTING VISIT

www.martinandrutt.com



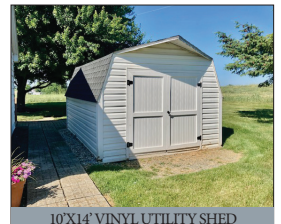
OAK CABINETRY KITCHEN & APPLIANCES



LIVING ROOM W/FP & BAY WINDOW



MAIN BATH W/TUB/SHOWER COMBO



10'X14' VINYL UTILITY SHED

AUCTION BY: Martin & Rutt
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AUCTION FOR:
Ina W. Zimmerman