



(Leacock Twp/Gordonville Area)



PUBLIC AUCTION

**3-BDRM 2-BATH RANCHER w/2-CAR GARAGE * .15-AC. LOT
LOCATED IN THE "WATSON RUN 55+ COMMUNITY"**

THURSDAY, OCTOBER 8, 2026 @ 6:30 PM

**** Live & Online Bidding Available ****



ALCOVE STYLE FRONT PORCH



1,912 SQ. FT. 3-BDRM 2-BATH RANCHER



NEW 2016 * ATTACHED 2-CAR GARAGE

Located at: 62 Springhouse Lane Gordonville, Pa. Leacock Twp. Lancaster Co.

Directions: In the village of Intercourse, Pa. Rt. 340/772 take Rt. 772 E. ½ -mile to right on Springhouse Lane (Watson Run 55+ Community) to home on right.

Real Estate: consists of a 1,912 sq. ft. frame & vinyl 3-bedroom rancher w/2-car garage (New 2016 by Berks Homes) on a .15-acre lot. Home features a 19x17 Cherry cabinetry kitchen w/center island, fridge, LP range, microwave & DW; breakfast nook w/vinyl flooring; 17x14 living room w/LP fireplace & access to 14x10 private deck; 13x7 open foyer; 14x12 formal dining room; 7x9 laundry w/washer & dryer, mop sink; central AC/LP furnace w/radiant floor heat;

LP water heater; large hall closet; BR #1) 19x13 w/11x7 WIC, 11x9 private bath w/linen closet; BR #2) 11x10 w/closet; BR #3) 11x10 w/closet; full bath; attached 20x22 2-car garage; nice wide paved driveway; public water, sewer & gas; annual taxes: \$5,831; HOA fee \$230/mo.

OPEN HOUSE: SAT. SEPT. 19 & 26 FROM 1-3 PM for info call/text auctioneer @ (717) 371-3333

TERMS: \$40,000 down day of sale, balance in 60-days. **Attorney:** R. Douglas Good (717) 354-4456

NOTE: Beautiful 2016 rancher situated in the premier "Watson Run 55+ Community". Low maintenance home in absolute move-in ready condition, adjacent to lush Lancaster Co farmland. Enjoy all the community amenities including the clubhouse, pool, walking & biking trails, etc!

**** OFFERING BROKER PARTICIPATION * CONTACT AUCTIONEER @ (717) 371-3333.**

FOR PHOTOS & DETAILS VISIT www.martinandrutt.com



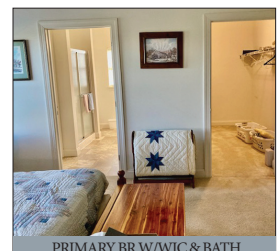
CHERRY CABINETRY KITCHEN



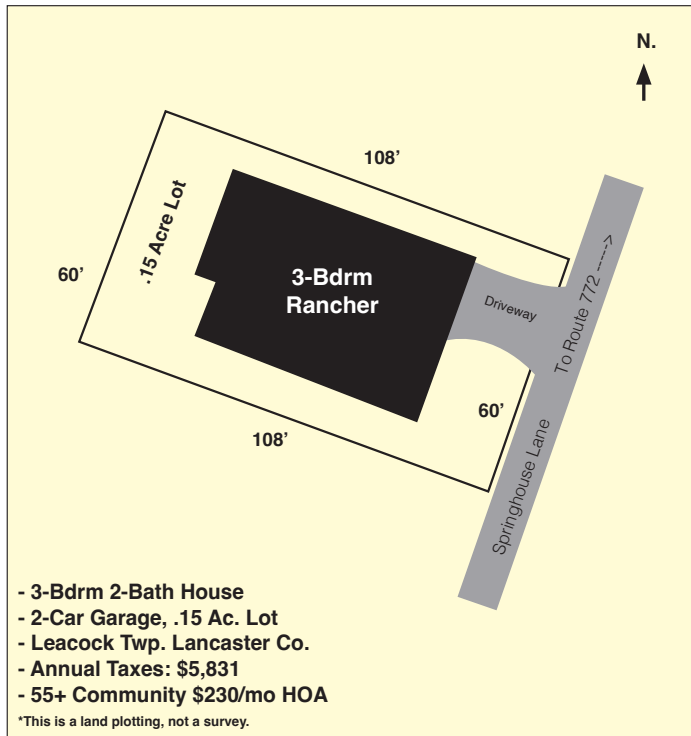
FORMAL DINING ROOM



LIVING ROOM W/LP FIREPLACE



PRIMARY BR W/WIC & BATH



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:
the Harold G. Shirk estate