



(Heidelberg Twp./Newmanstown Area)



PUBLIC AUCTION

**3-BDRM 1-BATH RANCHER (Needs TLC) * 3.50-ACRES!
5-BAY FRAME GARAGE * STORAGE BARN/SHOP**

THURSDAY, OCTOBER 22, 2026 @ 5:30 PM

**** LIVE & ONLINE BIDDING AVAILABLE ****



3-BDRM 1-BATH RANCHER



1,138 SQ. FT. RANCHER * 3.50-ACRES!

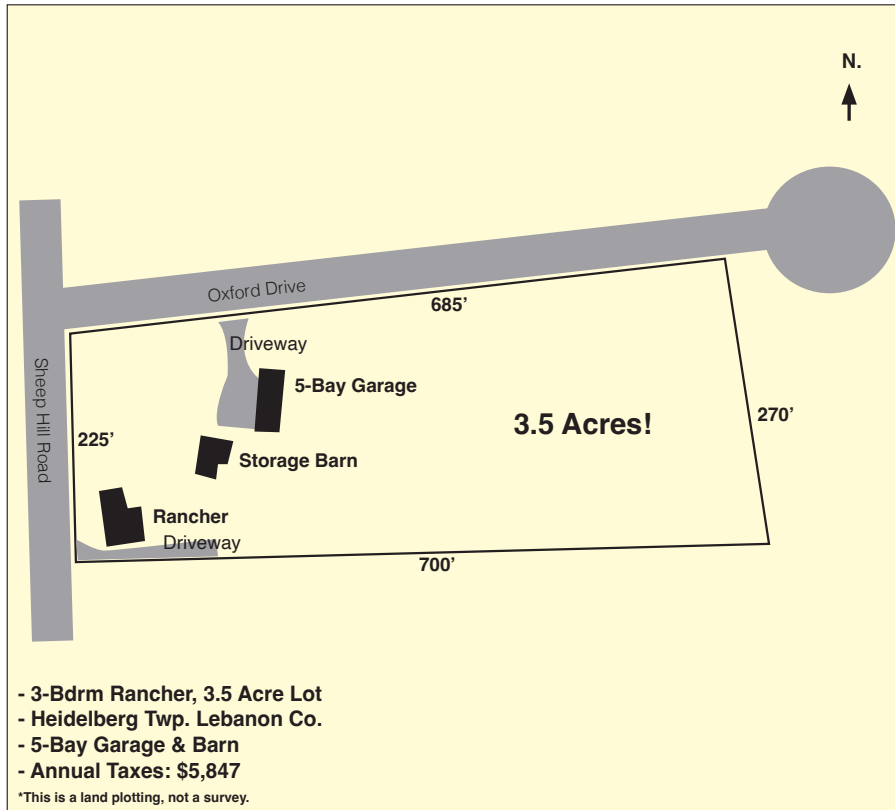


5-BAY FRAME GARAGE

Located at: 433 Sheep Hill Rd. Newmanstown, Pa. Heidelberg Twp. Lebanon Co.

Directions: From Brickerville Rt. 501 N. to right on Fox Rd. 1.5-mi. becomes Sunnyside Rd. to left on Sheep Hill Rd. 1-mi. to property on right.

Real Estate: consists of a 3-bedroom 1-bath 1,138 sq. ft. rancher (NEEDS TLC), a 5-bay frame garage & storage barn/shop on a 3.50-acre partially wooded tract! Main floor includes a 16x11 eat-in style kitchen w/wood cabinetry, DW & gas range; 16x10 family room w/woodstove & bay window; BR #1) 16x10 w/closet & door to deck; BR #2) 13x11 w/closet; BR #3) 11x11; full bath; daylight basement w/25x21 family room w/brick FP & bar; 11x8 utility room/laundry; 14x17 rear patio; cold cellar; LP furnace w/500-gallon tank; central AC; 2-on-site wells & septic system; annual taxes: \$5,847. **Outbuildings:** a 5-bay frame garage & storage barn/shop; space for garden or pasture; nice wooded area deer habitat!



OPEN HOUSE: SAT. OCT 10 & 17 FROM 1-3 PM for info call/text auctioneer @ (717) 371-3333

TERMS: \$30,000 down day of sale, balance in 60-days. Attorney: Glick, Goodley, Deibler & Fanning, LLP (717) 354-7700.

NOTE: Valuable 3.50-acre corner lot w/1,138 sq. ft. 3-bedroom rancher (needs TLC), nice rural partially wooded setting; great fixer-upper rental/investment property or bring the plans for your custom dream home! The existing square footage of driveways & building are a valuable credit towards storm water management thus no need for an additional plan saving time and money for any planned upgrades to the property.

**** Offering Broker Participation * Register w/Auctioneer @ (717) 371-3333 ****

FOR PHOTOS & DETAILS VISIT www.martinandrutt.com

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:
David L. & Rhonda M. Martin