



(Knauers & North Bowmansville Area)



HYBRID PUBLIC AUCTION

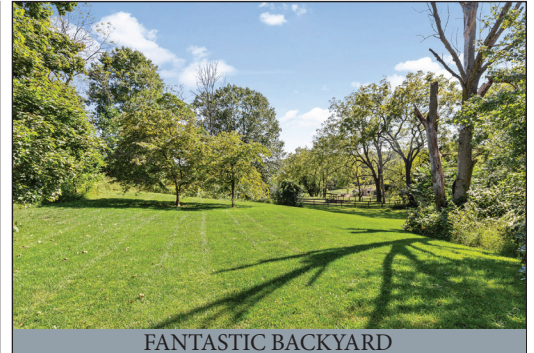
CLEAN TRADITIONAL 2-STORY HOUSE w/ 3-BR
1.3-ACRE * PRIVATE BACKYARD * 2-LARGE PARKING LOTS
ALLOWS "MIXED-USE" * 1-CAR ATTACHED GARAGE
FRIDAY OCT. 30, 2026 @ 5:00 PM



3-BEDROOM 2-STORY



SIDE ENTRANCE



FANTASTIC BACKYARD

LOCATED AT: 4518 New Holland Rd. Mohnton, Pa * Brecknock Twp.

DIRECTIONS: From Rt. 625 & Rt. 568 intersection, travel South on Rt. 625 to property on the left.

REAL ESTATE LISTING: A clean traditional style 2-story house w/ attached 1-car garage and Mixed-Use Residential Zoning on 1.3-acre lot. House main level currently has 15.6'x 11.3' eat-in kitchen w/ wooden cabinetry; 18.1'x 15.8' living room; 15.2'x 11' general-use room w/ private entrance (possible office); 19.6'x 12.5' bedroom w/ cathedral ceiling & closet (possible office); powder bathroom; laundry hook-up; covered side entrance (porch). Second level has (2) 12.9'x 9.3' bedrooms w/ closets; full bathroom. Lower level has 1-car garage w/ overhead door; finished 18'x 11' recreation room; storage & utility rooms. On-site well & septic; propane furnace & elec baseboard; central A/C; elec. domestic water heater (2024); updated flooring; Governor Mifflin Schools; taxes approx. \$4,928.

AUCTIONEER NOTE: A rare property that can have an in-home business located along Rt. 625. Can be used as a typical residence, start your own in-home business, space for office, or a fantastic investment property. A large parking lot on both sides of the house. Desirable traffic count. Surprisingly spacious & private back yard has many possibilities. A must see property with a lot to offer.

OPEN HOUSE DATES: Saturdays Oct. 17 & 24, from 1-3 PM. Call/Text Auctioneer 717-587-8906

BRIEF TERMS: \$30,000 down payment the day of auction, balance in 60-days or before. This auction is being held under the terms provided by Attorneys 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.

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

OFFERING 1% COMPENSATION TO REGISTERED AGENTS



Scan to view



OVERSIZED PARKING LOT



EAT-IN KITCHEN



AUCTION BY: Martin & Rutt
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AUCTION FOR:
JOSHLYN P. HORST