(S. New Holland/Himes Hill Area)

PUBLIC AUCTION

2-BDRM 1-BATH RANCHER w/2-CAR GARAGE * 1-AC. LOT
2-STORY STORAGE BARN/SHOP * NICE CUSTOM KITCHEN

FRIDAY, DECEMBER 4, 2026 @ 4:00 PM

**** OFFERING LIVE & ONLINE BIDDING ****

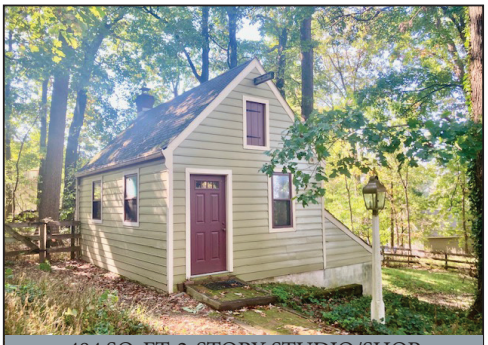
Located at: 120 Oakridge Drive, New Holland, Pa. 17557 Earl Twp. Lancaster Co.



1,680 SQ. FT. 2-BDRM BRICK RANCHER



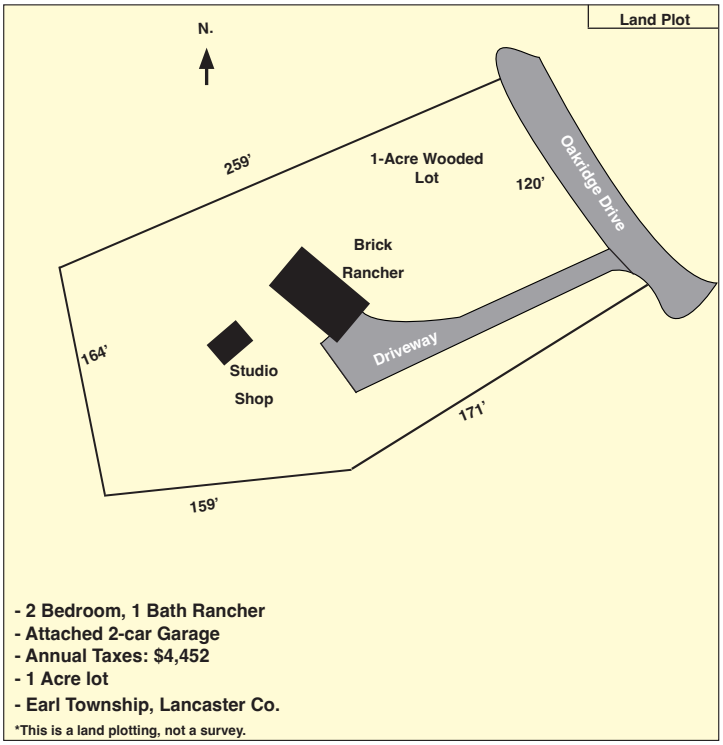
RANCHER W/2-CAR GARAGE * 1-ACRE LOT!



484 SQ. FT. 2-STORY STUDIO/SHOP

Directions: From New Holland Rt. 23 take Brimmer Ave. S. becomes New Holland Rd. to left on Hill Rd. to left on Greentree Dr. to left on Oakridge to home on left.

Real Estate: consist of a 1,680 sq. ft. brick rancher w/attached 2-car garage & 2-story shop on a 1-acre lot. Main floor features a new eat-in style 15x20 custom kitchen w/nice laminate counters, center island bar, pantry & appliances; 21.5x13 formal dining room; foyer; 17x21 living room w/wood burning FP; 12x7.5 full bath w/double sink; 17x14 primary bedroom; BR #2) 11.5x14 w/closet; attached 2-car garage w/laundry, W & D included; full attic access; daylight basement 46x12 family room; 11x15 office; 30x15 utility room; central AC/heat pump w/oil furnace aux. 275 gallon tank; on-site well & public sewer; annual taxes: $4,452. Outbuildings: a 484 sq. ft. 2-story studio/shop w/lower level woodshop; 8x12 garden shed; fenced backyard; brick paver rear patio; private wooded setting on Himes Hill w/great view of the Mill Creek Valley!



- 2 Bedroom, 1 Bath Rancher
- Attached 2-car Garage
- Annual Taxes: $4,452
- 1 Acre lot
- Earl Township, Lancaster Co.

*This is a land plotting, not a survey.

Open House: Sat. Nov. 14 & 21 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

Terms: $35,000 down day of sale, balance in 60-days. **Attorney:** Linda Kling: (717) 656-6717

Note: ***Great one-floor living in this updated brick rancher; private wooded setting yet very close to all New Holland conveniences! Nice 2-car garage & workshop; sellers is downsizing to retirement facility and is motivated to sell!***

For Photos & Detailed Listing Visit

www.martinandrutt.com



BEAUTIFUL CUSTOM KITCHEN



INVITING CENTER ISLAND/BAR



LIVING ROOM W/WOOD FIREPLACE



UPDATED FULL 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:
Carolyn V. Biehn