(E Earl /S. New Holland Area)

PUBLIC AUCTION

3-BDRM 2-BATH MODULAR RANCHER w/GARAGE * 1.55-ACRES!
1,375 Sq. Ft. 3-BAY GARAGE/SHOP (New 2022) * 2-UTILITY SHEDS
TUESDAY, DECEMBER 15, 2026 @ 4:00 PM

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

Located at: 1139 Reservoir Rd. New Holland, Pa. E. Earl Twp. Lancaster Co.

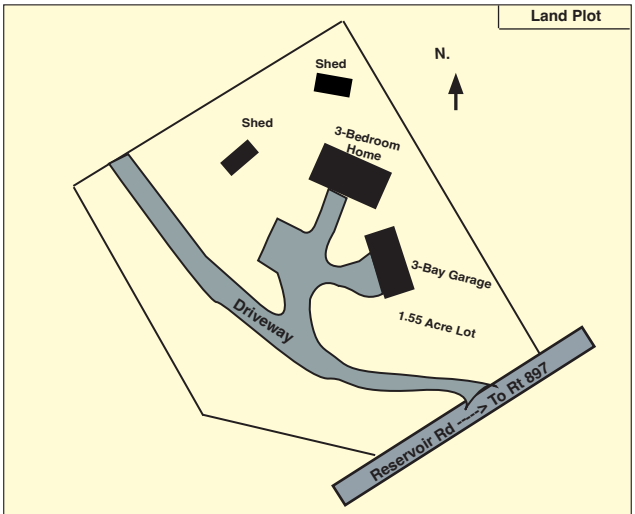

1,639 SQ. FT. 3-BEDROOM MODULAR


3-BEDROOM 2-BATH HOME * 1.55-AC. LOT!


(NEW 2022) 3-BAY GARAGE/SHOP

Directions: From Rt. 23 (Main St.) New Holland @ Turner Buick take S. Ranck Rd. 2.5-mi. to left on Reservoir Rd. to home on left.

Real Estate: consists of a 1,639 sq. ft. (1989) 3-bedroom 2-bath modular rancher w/1-car garage; a 1,375 sq. ft. (New 2022) 3-bay garage/shop/studio; 2-utility sheds on a wooded 1.55-acre tract! Main floor features a 15x13 kitchen w/center island & appliances, tile floor & backsplash; 15x13 sunny breakfast nook/dining area; 20x26 foyer & great room w/vaulted ceiling, patio doors, LP fireplace new 2025; BR #1) 16x13 w/WIC & private full bath; BR #2) 13x11.5 w/double closet; full bath; BR #3) 11.5x10 w/double closet; tiered 12x15 front deck; 1,639 sq. ft. unfinished daylight basement w/2nd kitchen cabinetry; laundry w/ washer & dryer included; 12x8 canning storage room & 1-car garage; central AC/electric heat; on-site well & septic; annual taxes: $4,688; new soffit, fascia & gutters 2025. Outbuildings: a (new 2022) 1,375 sq. ft. frame 3-bay garage w/shop or studio; 20x12 utility shed & 8x18 garden shed; nice crushed stone driveway & ample parking, wooded border, southern exposure!



- 3-Bedroom Modular Rancher w/ Garage
- 3-Bay Garage (2022)
- 1.55 Acre lot
- East Earl Township, Lancaster Co.
- Annual Taxes: $4,688

*This is a land plotting, not a survey.

Open House: **Sat. Nov. 28 & Dec. 5 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, Diebler & Fanning, LLP (717) 354-7700.

Note: ***Very inviting modular rancher w/garage & new 3-bay garage/shop on a private 1.55-acre wooded setting opposite the former New Holland Reservoir, close to all New Holland conveniences; desirable Garden Spot Schools, beautiful southern exposure setting, watch the deer from your private front deck!***

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

For Photos & Detailed Listing Visit

www.martinandrutt.com


SPACIOUS KITCHEN W/APPLIANCES


NICE OPEN GREAT ROOM & FOYER


BREAKFAST NOOK/DINING AREA


1-OF-2 FULL BATHS

AUCTION BY: Martin & Rutt Auctioneers, LLC AY2189-L
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MARTIN & RUTT AUCTIONEERS

AUCTION FOR:
DAVID A. & RUTH ANN MARTIN