

**NEW
DATE!**

-Holtwood area-

PUBLIC AUCTION

VALUABLE REAL ESTATE

Tuesday, August 25 at 5:30pm

Location: 166 Old Holtwood Road | Holtwood, PA 17532



REAL ESTATE: An animal lovers paradise with over 12 acres of land. All buildings and improvements are less than 11 years old and include a beautiful 2 story home. **1st floor** with dining area, living room, bedroom, bath & laundry. **2nd floor** with kitchen/dining room, living room, 3 bedroom & 1 bath. Covered porch, wooden deck, central AC & forced air heat. **GARAGE:** 20'x20' detached 2 car garage w/electric. **BARN:** 50'x30' 6 stall horse barn w/100amp service, lights, wash stall, tack room w/hot water heater & laundry and a 20' attached lean-to for hay & equipment storage. **OUTBUILDINGS:** At least 5 run-in sheds, sheds, chicken coops, etc.

Auctioneer Note: Well-maintained building on a beautiful 12+ acre property in a great country setting. Sellers are planning on relocating out of state and serious about selling.

Attention Realtors: Seller is offering broker participation. Contact auctioneer for details.

Terms:
\$40,000.00 down day of sale

Settlement within 60 days

Open House
Thursday, Aug. 13 5:00-7:00pm
Contact Leon at
484.868.4023
to schedule a showing

Sellers:
Donald E Brooks &
Carol Gascoyne
Attorney:
Bryan Byler Attorney

Auctioneers:
Leon Stoltzfus
(484.868.4023)
Christian
Stoltzfus





Property Information

Type: Bi-Level/new in '09
 Construction: Vinyl/Frame
 Roof: Shingle
 Sq. Ft.: 2832
 Age/Condition: 11yrs/Excellent
 Flooring: Tile/laminant/carpet
 Bedroom: 4 bedroom
 Baths: 2
 Laundry: On 1st floor
 Heating: Forced Air/Propane
 Cooling: Central AC
 Deck: Yes/11x12
 Covered Porch: Yes/12x21
 Garage: Yes/2 car detached
 Barn: Yes/6 stall w/tack room & lean-to
 Run-In Sheds: Yes/Approx. 5
 Chicken Coop: Yes
 Horse Exerciser: Yes
 Lot size: 12.1 acres
 Possession: 60 days or before
 Water/Sewer: On-site Well/On-site Septic
 Zoning: Farm - Agricultural
 Township: Martic
 School District: Penn Manor
 Taxes: Approx. \$4943.00
 Clean & Green: Yes



AUCTION CENTER

717.687.7018 Lic AY00228

