



**VALUABLE EASTERN LANCASTER COUNTY PA REAL ESTATE
WELL MAINTAINED, MOVE IN READY, BRICK & VINYL SPLIT LEVEL
3 BEDROOM, 2000 sq. ft. approx. TOTAL FINISHED, Living area HOUSE
Situated on .3 Acre adjacent to an 11 acre Clean and Green Farm crop field
ZONED RESIDENTIAL in NEW HOLLAND Borough
THURSDAY, MARCH 14th, 2024 @ 5:00 PM
110 Hiester Ave, New Holland, Pa. 17557
Eastern Lancaster County School District
2023 Taxes: \$3,456.00 (approximately).**

PROPERTY DETAILS:

Premier Custom Kitchen Wood Cabinetry Kitchen, Stainless-Steel Double Sink with garbage disposal, Side by Side Refrigerator/Freezer, Built in Stainless Steel Dishwasher. Main floor features large Living Room with New Vinyl Bay Window, wall to wall carpet, and spacious Dining Area. The lower level features a sizeable finished Rec Room with Brick, Propane Fireplace and vinyl flooring, as well as large unfinished storage area.

Structural & Mechanicals, and other Features: Brick and Vinyl Siding, Frame Built, Built in 1970's, Single Owner since New, Asphalt Shingle Roof, Central Heat and A/C, Electric Hot Water Heater, Public Water and Sewer, DEAD END Street, Abundant Storage and Closet Space, and more.

Auctioneer's Note/Disclosure: This house is situated adjacent to roaming farm field of Eastern Lancaster County in New Holland Boro, close to main Thorofare's with easy access to anywhere you want to go and in the heart of Amish/Mennonite Farming Culture, (just minutes away from Shady Maple Smorgasbord and Yoder's Country Market.

**Sale For: Galen and Judy Witmer
ATTORNEY: Ashley Glick; Kling, Deibler, and Glick
New Holland Pa 717-354-7700**

Real Estate Terms: 10% down payment on day of sale, Good PA check or Certified Funds for out of state buyers. Settlement within 60 days or sooner subject to Seller approval. Real Estate is being sold as/is and subject to purchaser's sole discretion of value and condition. All announcements made at time of auction take precedence over any and all previously printed material or verbal statements.

Being offered and Sold subject to Seller's Immediate Approval.

**ALL SHOWINGS ARE BY APPOINTMENT
Contact Auctioneer, Patrick Morgan at 717-278-9202 to schedule your showing.**

More Details and Photos on back and at www.pmorganauctions.com



REAL ESTATE and ESTATE AUCTION SPECIALISTS, LIVE & ONLINE

PA-AY-002383

Website: www.pmorganauctions.com Email: pmorganauctions@gmail.com

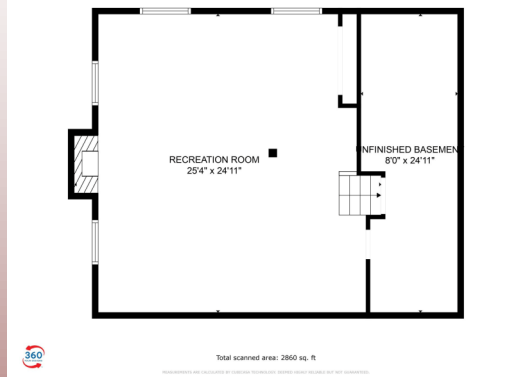
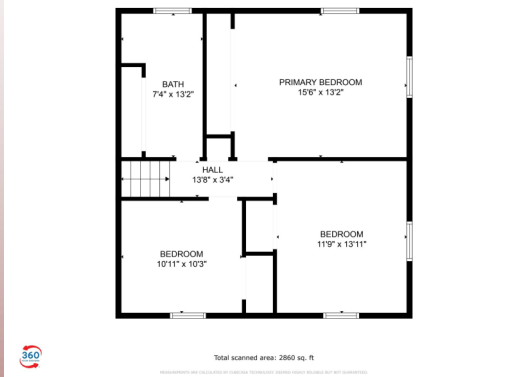
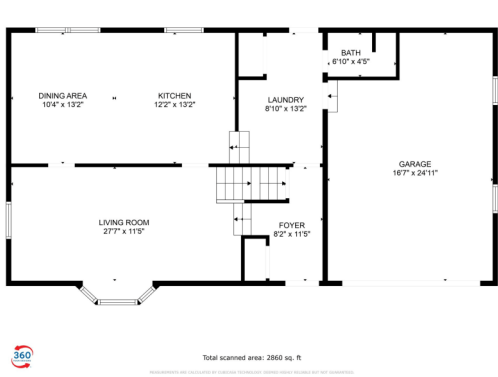
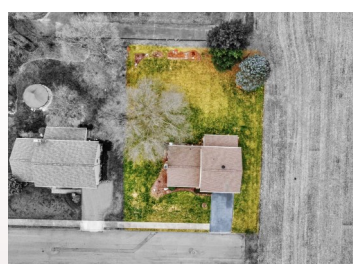


Patrick Morgan 717-278-9202

Dustin Spencer 717-203-3225



Room Measurements:
Main Floor: Living Room 28 x 11; Dining Area 13 x 10; Kitchen 13 x 12
Upper Level: Bedroom (1) 16 x 13; Bedroom (2) 14 x 12; Bedroom (3) 11 x 10;
Lower Level: Recreation Room 25 x 25; Unfinished Basement 25 x 8;
Attached Garage 25 x 17.



ALL SHOWINGS ARE BY APPOINTMENT

Contact Auctioneer, Patrick Morgan at 717-278-9202 to schedule your showing.

Auction conducted by Licensed PA Auction Company/Auctioneers
 Patrick Morgan PA-AU003557L and Dustin Spencer PA-AU005927
 Members of NAA and PAA (National and Pennsylvania Auctioneer Associations)
 Patrick Morgan Auction Services, LLC PA-AY002383