



HESS
AUCTION GROUP

PUBLIC AUCTION

TWO EARL TWP PROPERTIES

Tuesday, November 19, 2024
3pm Personal Property
5pm Real Estate

PARCEL 1: 1020 W. MAIN ST.
NEW HOLLAND, PA 17557
PARCEL 2: 951 W. MAIN ST.
NEW HOLLAND, PA 17557

PARCEL 1: CAR LOT/SERVICE CENTER



Parcel 1 is a 0.45-acre lot with a 1,444 square foot building. The property includes a fully paved sales lot with a building featuring overhead garage doors and office space. **This highly visible property is situated** at an intersection on Route 23, between Leola and New Holland. **The property offers a great opportunity for a new income venture or an expansion of your current business.**

PARCEL 2: 3 BEDROOM RANCH HOME



The home on Parcel 2 is well located, within walking distance of Parcel 1 and convenient access to downtown New Holland, Route 322, 222, and 30. **The main floor features** a cozy living room, eat-in kitchen, formal dining room, three bedrooms, a full bathroom, and a powder room. **Additional amenities include** a basement, attached garage, and private backyard. **This home requires some cosmetic updates but offers great potential!**

Open Houses: Sat. Nov. 9, 10am-12pm
& Mon. Nov. 11, 4:30pm-6pm

Auction for: Ronald Wenger Estate
Attorney: Jeff Goss

LEAD AUCTIONEER: John M. Hess



717-664-5238 or 877-599-8894

www.hessauctiongroup.com

contact@hessauctiongroup.com

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Parcel 1: Shop
Type: Commercial
Exterior: Concrete Block
Square Footage: 1,444 sq. ft
Lot Size: 0.45 acres
Year Built: 1965
Heating/Cooling: Forced Air Unit
Water/Sewer: Well Water/Public Sewage

Zoning: Commercial
Taxes:
Township: Earl Twp.

Parcel 2: Home
Type: Ranch
Construction: Masonry
Exterior: Brick
Roof: Asphalt Shingles
Garage: Attached
Square Footage: 1,566 sq.ft.
Lot Size: 0.59 acres
Year Built: 1957

Heating/Cooling: Oil Radiators/Hot Water
Water/Sewer: Well Water/Public Sewage
Zoning: Commercial
Taxes: \$3,205
School District: Eastern Lancaster County SD
Township: Earl Twp.

Parcel #1

Office/Lobby, 15'3 x 11'2, carpet
Office, 9'7 x 12'8, carpet
Restroom, 4'6 x 7'1
Garage Bay 1, 36'8 x 15'5
Garage Bay 2, 15'6 x 18'9, used washing/detailing

Parcel #2

Kitchen/Dining, 17'2 x 11', beams
Formal Dining Room, 12'7 x 13'9, hardwood, chair rail
Living Room, 20'6 x 13'5, hardwood
Bedroom, 13'8 x 13'9, carpet, double closet
Full Bathroom, 10'11 x 5'5, tub/shower
Bedroom/Office, 12' x 10'4, hardwood, closet
Bedroom, 12'9 x 12', hardwood, closet
Full Bathroom, 4'8 x 6'8, shower stall

Basement

Unfinished
Laundry hook up

Notes: This home has been in the Wenger family since it was built

***All Measurements Approximate**

For information about financing call 717-664-5238

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 45 days. Announcements made on day of sale take precedence over advertised information.



Parcel 1: 1050 W. Main St. New Holland, PA 17557



Parcel 2: 951 W. Main St. New Holland, PA 17557

LENDERS

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