

REAL ESTATE AUCTION

Date:

Tuesday, June 16th
5:30pm

Location:

161 & 163 Magnolia Drive
Holtwood PA 17532



2 Homes, Outbuildings & Pond on 5.29 Acres – WOW!



REAL ESTATE: 5.29-acre rural property improved with a 2-story primary residence plus a second dwelling/cabin. The main house features 5 bedrooms and 3 full bathrooms, large kitchen and dining area, oversized living room, mudroom with sink, partially finished basement with wood/coal stove and a wraparound porch/deck. The cabin offers 3 bedrooms, 2 baths, kitchen, laundry, floor heat, and private deck access. Multiple outbuildings including a 12'x24' shed with electric and additional utility buildings. Onsite well and large septic system.
Penn Manor School District.

AUCTIONEER NOTE: This is a rare opportunity to buy a multi-dwelling rural property with modern updates, rental income, and room for expansion. Whether you're looking for a private residence, multi-generational living, or income potential, this property checks many boxes. Seller is moving to WV. Come prepared to buy!
Need financing or bridge loan options? Contact auctioneer for details.

OPEN HOUSE DATES

Saturday, May 23 and May 30
1-3 PM

Tuesday, June 9
5-7 PM

or by appointment, contact seller

TERMS

\$40,000 down day of sale

Settlement within 60 days



AUCTION CENTER

717-687-7018 Lic AY002284



Sellers: Benjamin S. King & Fannie R. King
717-519-7060
Attorney: Dave Mersky

Property Info

Type: Residential – 2 Dwellings

Roof: Asphalt Shingles (Main House); Standing Seam (Cabin)

Age/Condition: 1980 with addition in 2022 (Main Home)

Bedrooms: Approx. 5 (Main House) + 3 (Cabin)

Baths: 3 (Main House) + 2 (Cabin)

Laundry: Basement (Main House); In-unit (Cabin)

Living Room: Yes

Family Room: Combined living area

Fireplace: Stone Fireplace

Heating: Wood/coal stove, electric heat, radiant floor heat (cabin), propane system

Cooling: Mini-split system (select areas)

Range: Yes

Refrigerator: Yes

Dishwasher: Yes

Porch: Wrap-around front porch

Patio: Large rear deck

Shop: Utility buildings available

Barn: Small barn structure

Shed: Yes (approx. 12' x 24')

Utility Building: Yes – multiple

Basement: Partial; approx. 38' x 29'; partially finished; wood/coal stove

Attic: Yes – storage

Lot Size: 5.29 Acres

Water/Sewer: On-site well; large on-site septic system; extensive water treatment including neutralizer, softener, and reverse osmosis (main house)

Zoning: Rural Residential

School District: Penn Manor

Taxes: Approx. \$10,254 annually

Deposit: \$40,000.00

Settlement: Within 60 days

Attorney: Dave Mersky

