

COUNTRY HOLTWOOD 21 ACRE ESTATE

Saturday, June 20, 2026

9am Personal Property

12pm Real Estate

**448 Drytown RD.
Holtwood, PA. 17532**



**Open Houses: Sat. June 6, 10am-12pm
& Mon. June 8, 10am-12pm
Or Call For An Appointment**

Set on 21 scenic acres, this beautiful property offers the perfect blend of privacy and convenience, located just off Route 272 with easy access to Quarryville and Lancaster. The first floor features a welcoming living room, a spacious kitchen and dining area ideal for gatherings, a convenient laundry room with half bath, a full bathroom, a primary bedroom, and an additional bedroom or office. **Upstairs**, you'll find two additional bedrooms, one offering flexible space for storage, and a full bathroom, providing plenty of room for family or guests. **The unfinished basement** houses the home's mechanical systems and offers potential for additional storage or future use. **Outside**, enjoy the peaceful setting with an oversized one-car garage, a pole barn for equipment or hobbies, and beautiful wooded acreage complete with a stream-perfect for those seeking space, nature, and tranquility. **A perfect blend of land, location, and lifestyle ready for its next owner.**



FEATURES

 **4 BEDROOMS**

 **POLE BARN**

 **VERSATILE SPACE**

Auction for: Nevin M. Ranck Estate
Attorney: Doug A. Smith

LEAD AUCTIONEER: PHIL NISSLEY



Type: Cape Cod
Construction: Frame
Exterior: Stone & Siding
Roof: Composition Shingles
Garage: Attached Garage
Square Footage: 1,200 Sq. Ft.
Lot Size: 21.25 Acres
Year Built: 2011

Heating/Cooling: Geo Thermal
Water/Sewer: Septic / Well
Zoning: Agricultural
Taxes: \$8,642
School District: Penn Manor SD
Township: Martic Twp

Antiques & collectibles: 10-gallon stoneware pickle crock, Hubley pheasant door stop, Hubley dog bank, Ertl die cast tractors, pocket watches, wrist watches, various books, braided rugs, Fostoria glass ware, ironstone cup and saucer, Roseville art pottery, early John Deere toys, runner sled, watch parts, vintage homemade telescope,

Furniture: Eastlake Victorian bookcase, living room suite, Bush & Gerth upright piano, 7-piece oak dinette set, waterfall bedroom suite, upholstered electric recliner, oak bookshelves, concert mate 980 keyboard, bedding, empire desk, vintage 2-piece bedroom suite,

Lawn & Garden: GENERAC XP8000E generator (like new),milk canJD -TRS 26 snow blower, General hydraulics 2 ton shop crane40 gallon portable sprayer, work pro pressure washer, Husqvarna gas blower, Stihl HS80 gas hedge trimmer, Stihl 026 chain saw, Werner 28' fiberglass ext. ladder, Husqvarna rototiller, wheel barrow,3pt potato plow, Lapp transport garden dump wagon, Werner 10' fiberglass step ladder, garden tools, hand truck,
Vehicles: 2021 Subaru Forester with 47,500 miles,2001 Ford F150 Triton V8 4WD truck w/ 147,000 miles.

Farm equipment: JD 530 tractor w/PTO; hydraulics, & 3 PT, JD-A tractor w/ hydraulics, 8' 3 pt angle scraper blade, JD-LA tractor w/ cultivators, JD 616 616 3 pt brush hog mower, JD 3pt 2 bottom plow, JD 430 diesel riding mower w/60"deck,JD-LX178 riding lawn mower,16' flatbed wagon w/ canopy, JD rear and front cultivators, JD 80 3pt 2 row corn planter,9' transport disc,

Shop equipment: Lincoln AC/DC welder, Rockwell table saw, craftsman belt/disc sander, heavy duty log chains, Husky portable upright air compressor,2 Craftsman rolling toolboxes with top cabinets, wrenches, ratchets

Miscellaneous: Large selection of air dried walnut rough-cut boards, Double wringer washer, single hole corn sheller, vintage walk behind hoe,
Auctioneers note: many more items of interest, plan on attending this sale!!

First Floor
 Living Room, 17'10 x 13'9, carpet, coat closet
 Kitchen/Dining Room, 19'3 x 14'11, vinyl and carpet, island, recessed lighting
 Laundry Room/Half Bathroom, 11'10 x 9', closet, garage entrance
 Full Bathroom, 16'3 x 8'5, 2 closets, tub/shower, medicine cabinet, accessed from hall and master bedroom
 Master Bedroom, 12'6 x 14'11, carpet, closet, ceiling fan
 Bedroom/Office, 11' x 11', carpet, closet
Second Floor
 Bedroom, 14'11 x 15', carpet, closet
 Bedroom/Storage, 15'7 x 14'10, closet, attic access
 Full Bathroom, 5'6 x 8'10, vinyl storage shelves, shower
 Oversized one car garage
Basement
 Unfinished, Superior Walls, concrete floors, bilco doors
Exterior
 Pole Barn, 80' x 40', concrete floor, electric
 Woods and stream
 * 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.



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