

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

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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