

PUBLIC AUCTION

SATURDAY DEC. 27, 2025 @ 9:00 AM RE @ 11 AM

LOCATION: 514 North 6th Street, Denver, PA 17517

1 OWNER BRICK RANCHER ON .25 +/- ACRE CORNER LOT



OPEN HOUSE

SAT. December

6, 13 & 20

(1-3 PM)

OR BY
APPOINTMENT
CALL THE
AUCTIONEER

(717) 587-5105

Nestled in the desirable Cocalico School District within Denver Borough, this charming Sam Snyder-built brick rancher sits proudly on a spacious 0.25-acre corner lot. This well-maintained, single-owner home features three comfortable bedrooms, classic plaster walls, a full partially finished basement, and a generous attic—offering potential for conversion into two additional rooms.

The inviting eat-in kitchen is equipped with maple cabinetry, a modern electric glass-top stove, a like-new stainless steel refrigerator, and vinyl flooring. The large family room boasts cozy carpeting, ample closet space, and a closed staircase leading to the attic. Down the hallway, you'll find three bedrooms—two with plush carpeting and one with beautiful hardwood floors—all featuring their own closets. The bathroom is thoughtfully designed with a tub/shower combination and two spacious closets for extra storage.

Outside, the property includes an approximately 25' x 25' detached garage with an attached carport, a generous backyard, and the convenience of public water and sewer. Recent updates include a shingle roof installed within the last ten years and vinyl replacement windows throughout. The basement offers a working wood stove, a newer oil hot water furnace (installed in 2018) with summer/winter hookup, and washer/dryer connections for added convenience.

This solid brick home combines classic craftsmanship with modern updates, making it a wonderful opportunity for comfortable living in a sought-after neighborhood.

Auctioneer's Note: Due to health issues Nevin and Patricia have decided to sell their home and relocate to a long-term care facility. They have enjoyed this home for many years and are anxious for the next chapter of their lives. Come prepared to purchase this home. For more pictures, visit our website: www.obauctioneer.com

Terms: A 10% down payment is required on the day of the sale, with settlement within 45 days. **Terms by:** Nevin & Patricia Mcquate, Cory Mcquate POA

Taxes: Approx. \$3,986

Attorneys: Glick, Goodley, Deibler & Fanning 717-354-7700

**2% Broker Participation
Offered Please fill out
paperwork on our website**

BL OBERHOLTZER AUCTION

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