

**ABSOLUTE REAL ESTATE &  
CONTENTS AUCTION  
UPDATED RANCH HOME W/2 CAR  
GARAGE & 24' X 24' BUILDING  
SATURDAY JUNE 22ND at 10 AM**

Located at 8785 Harmonsburg Rd. Linesville, PA  
3 miles east of Linesville & 2 miles west of  
Harmonsburg.

**OPEN HOUSE: SUNDAY  
JUNE 9TH 1-3 PM**

**Real Estate (sells at noon):** Attractive move-in ready vinyl & brick sided 2 or more bedroom ranch home with a first floor master bedroom w/bath, a second first floor bedroom, large newly renovated primary bathroom with laundry, spacious dining room, large living room with woodburning stone fireplace, newer sunroom, mudroom w/ sliding glass doors to rear deck with pergola, full basement with rec room, former bedroom, bar area, workshop w/ woodburning stove and storage rooms. This home also features hot water heat, central air, 200-amp electric service, attached 2 car garage, concrete driveway and a 24' x 24' vinyl sided building. All situated on a 1.34 +/- acre beautifully landscaped lot. This is a well-cared for quality home that is ready to enjoy. **See**

**auctionzip.com #1520 for photos & full listing.**

**RE Terms:** 10% at time of sale balance due within 45 days. There shall be a 10% buyer's premium added to the final bid to determine the sale price.

**NICOLLS & AUCTIONS AU-5325L  
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