



(Willow Street Area)



# HYBRID PUBLIC AUCTION

## BRICK 3-BEDROOM RANCHER \* FINISHED BASEMENT

## .42-ACRE LEVEL LOT \* MATURE SHADE TREES

## REAR SUN-ROOM \* ATTACHED GARAGE & CAR-PORT

## TUESDAY, AUGUST 22, 2023 @ 6:00 PM



3-BR RANCHER



PRIVATE BACKYARD



FRONT LIVING ROOM

Located at 274 Sprecher Rd. Lancaster Pa. 17603

**DIRECTIONS:** From New Danville, travel South on Rt. 324 to left turn on Sprecher Rd. to property on the left.

**LISTING DETAILS:** A clean three bedroom brick Rancher w/ 1,120 sq. ft. (plus additional 560 sq. ft. in lower level) on .42 acre lot. This house was built in 1958. Includes a 14.5'x 13' eat-in kitchen w/ maple wooden cabinetry, counter space, sink window overlooking the back yard, built-in corner cabinet; 16'x 12.5' living room w/ front Bay style window; 13'x 11' primary bedroom w/ closet; 11'x 10' bedroom #2 w/ closet; 12.5'x 9' bedroom #3 w/ closet; abundant hardwood



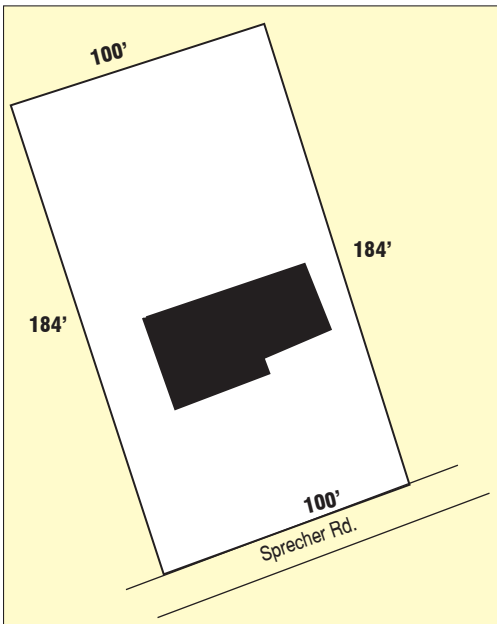
EAT-IN KITCHEN

flooring; full bathroom w/ bathtub; rear sunroom; 1-car attached garage; 1-car carport or breezeway; charming rear deck. Basement has 25'x 12.5' recreation room w/ replica fireplace; 26'x 14' work room; 16'x 12' laundry & storage room w/ sink; shower stall; oil fired warm air furnace; central A/C; on-site well & septic system.

**AUCTIONEER NOTES:** This well-built house is in a wonderful location with only minutes to conveniences. Property backs up to scenic farmland and is nestled in a beautiful row of charming houses. House is clean but could use cosmetic updates. Pequea Twp.; Penn Manor Schools; total taxes approx. \$3,745.

**OPEN HOUSE DATES:** Saturdays, Aug. 12 & 19, from 1-3 PM. Call/Text Auctioneer at 717-587-8906.

**BRIEF TERMS:** \$30,000 down payment the day of auction, balance in 45 days or before. This auction is held under the terms prepared by Attorney Tony Schimanek 717-299-5251.



Please visit our website at [www.martinandrutt.com](http://www.martinandrutt.com)  
OFFERING BROKER PARTICIPATION, AGENTS MUST REGISTER  
BID ON-LINE FROM OUR WEBSITE 30 DAYS BEFORE AUCTION



SCAN TO VIEW

**AUCTION BY:**  
MARTIN & RUTT AUCTIONEERS  
AY2189  
John J Rutt II (717) 587-8906  
Michael J. Martin (717) 371-3333



**AUCTION FOR:**  
DORIS L. CARTER (DENNIS POA)