



(Witmer/Smoketown Area)



# PUBLIC AUCTION

**3-BDRM 2-BATH CUSTOM RANCHER w/2-CAR GARAGE \* .44-AC. LOT  
CUSTOM MAPLE CABINETRY KITCHEN \* FINISHED BASEMENT \* SHED  
2013 BUICK VERANO \* JOHN DEERE MOWER \* PERSONAL PROPERTY**

**SATURDAY, SEPTEMBER 16, 2023 @ 9-AM/Real Estate @ NOON**



1,932 SQ. FT. CUSTOM RANCHER



3-BDRM RANCHER W/GARAGE \* .44-AC. LOT



2013 BUICK VERANO SEDAN

Located at 2327 S. View Dr. Lancaster, Pa. E. Lampeter Twp. Lancaster Co.

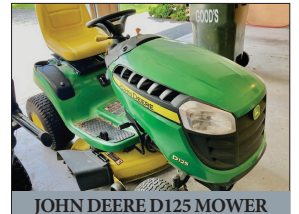
**DIRECTIONS:** From Rt. 340 Witmer/Smoketown area take Mt. Sidney Rd. N. to right on S. View Dr. to home on left.

**REAL ESTATE:** Consists of a custom-built (2001) one-owner 1,932 sq. ft. 3-bedroom rancher w/2-car garage on a .44-acre lot. Main floor features a beautiful custom Maple cabinetry kitchen w/ bar, range, microwave, DW, fridge, pantry & desk, tile floors; open to dining area w/patio access; 20'x24' formal living room w/gas FP; laundry w/cabinetry; full bath; 24'x22' master suite w/private entrance, double closet, nice Berber carpet; 2-additional bedrooms w/closets; full bath w/double sink & linen closet; covered rear porch & patio; covered front porch w/PVC railing; attached 2-car garage; 26'x32' finished basement family room; utility rooms; Geothermal heat pump/central AC; 200-amp svc; insulated doors & windows; on-site well; public sewer; annual taxes: \$5,478; 12'x8' utility shed; wide paved driveway; large level lot w/mature shade!

**OPEN HOUSE: SAT. AUG. 26 & SEPT. 2 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.**

**TERMS:** 10% down day of sale, balance in 60-days. Attorney: Kling, Deibler & Glick (717) 354-7700

**Note:** Outstanding spacious custom rancher; move-in condition; tasteful décor & valuable amenities throughout; nice open floor plan; beautiful finished basement; large level lot w/farmland views!



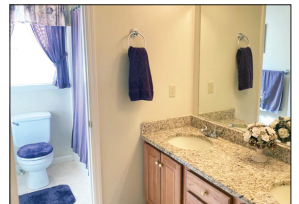
JOHN DEERE D125 MOWER



CUSTOM MAPLE CABINETRY



FORMAL LIVING ROOM W/FP



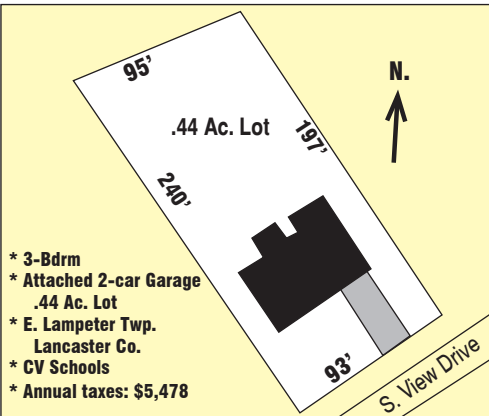
FULL BATH W/DOUBLE SINK

For Photos & Listing Visit [www.martinarutt.com](http://www.martinarutt.com)

**CAR:** 2013 Buick Verano sedan, white, 4-cyl, 74k miles, leather, power loaded, recent service, 8-24 inspection, nice garage kept car! Serial # 1G4PP5SK9G4127687.

**PERSONAL PROPERTY:** washer & dryer; John Deere D125 20hp 36" cut mower; ping-pong table; china hutch; chime clock; matching sofa, chair & loveseat; 2-hall tables; lamps; end & coffee tables; bedroom furniture & bedding; quilts & blankets; 4-paint decorated chairs; table & 4-chairs; bookshelf; treadmill & exercise bike; nice electric oak FP; nice SS cookware; dinnerware; lots of baking & kitchen items; flatware; home décor items; artwork; garage items: stepladders; hand tools; wheel barrow; electric trimmer, leaf blower; toolbox & tools; forks, rakes, plus many more nice items not listed!

**TERMS:** Cash, PA check or credit card w/3% admin fee. Sale held under tent; good food available; parking at Witmer Fire Hall.



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



**AUCTION FOR:**  
**Amos L. & Lorraine M. Hess**