



(Strasburg/Paradise Area)



# PUBLIC AUCTION

**3.20-WOODED ACRES! \* RUSTIC CABIN/COTTAGE**  
**ZONED RESIDENTIAL \* 700' ROAD FRONTAGE**  
**THURSDAY, SEPTEMBER 7, 2023 @ 6-PM**



1953 RUSTIC ONE ROOM CABIN

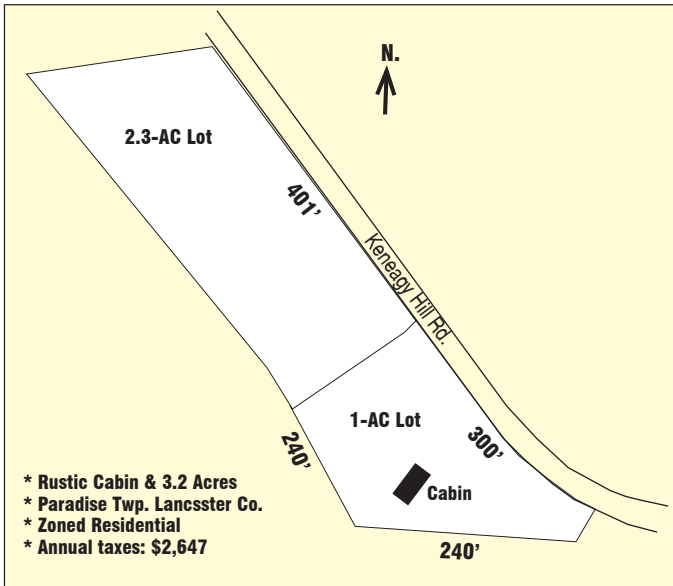


3.20-ACRE TRACT ZONED RESIDENTIAL

Located at along Keneagy Hill Rd. Paradise, Pa. Paradise Twp. Lancaster Co.

**DIRECTIONS:** From Gap, Pa. take Rt. 741 W. to left on Keneagy Hill Rd. to property on right OR from Strasburg take Rt. 741 E. to right on Keneagy Hill Rd. ½ mile to property on right.

**REAL ESTATE:** Consists of 2-adjacent tracts of land being **SOLD AS 1-UNIT!** Tract #1 contains 1-acre of woodland w/a 398 sq. ft. rustic (1953) frame one-room cabin/cottage w/enclosed front porch & outhouse; Tax ID # 4906895700000. Tract #2 contains 2.3-acres of woodland; Tax ID # 49047772500000. Properties offer a total of 700' road frontage along Keneagy Hill Rd. There is a drilled well on the property that is not currently active, electric is available, property has valuable mature timber. Annual taxes: \$2,647; both tracts zoned Residential.



- \* Rustic Cabin & 3.2 Acres
- \* Paradise Twp. Lancsster Co.
- \* Zoned Residential
- \* Annual taxes: \$2,647

**OPEN HOUSE: SAT. AUG. 19 & 26 from 1-3 PM for info**  
**call/text auctioneer @ (717) 371-3333.**

**TERMS:** 10% down day of sale, balance in 60-days. **Attorney:** Tony Schimaneck (717) 299-5251

**Note:** *Outstanding rural Lancaster Co. property w/many potential uses for recreation or a valuable custom home site! Make plans to attend this auction-seller is motivated to sell!*

**\*\* OFFERING BROKER PARTICIPATION \*\***  
**\*\* CALL AUCTIONEER FOR DETAILS \*\***

**For photos & complete listing visit [www.martinandrutt.com](http://www.martinandrutt.com)**

**AUCTION BY:**  
**MARTIN & RUTT AUCTIONEERS**  
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John J Rutt II (717) 587-8906



**AUCTION FOR:**  
**LORETTA J. KELLER**  
**(John D. Keller, POA)**