



(Clay & Hopeland Area)



# HYBRID PUBLIC AUCTION

## 2.5-ACRES \* 3-BEDROOM SPLIT-LEVEL STYLE HOUSE

## FINISHED BASEMENT \* SPACIOUS EAT-IN KITCHEN

## 2-STORY SHOP/BARN \* 329' ROAD FRONTAGE

## THURSDAY, MARCH 14, 2024 @ 6:00 PM



CLEAN 3-BR SPLIT-LEVEL



32'X 26' BANK BARN

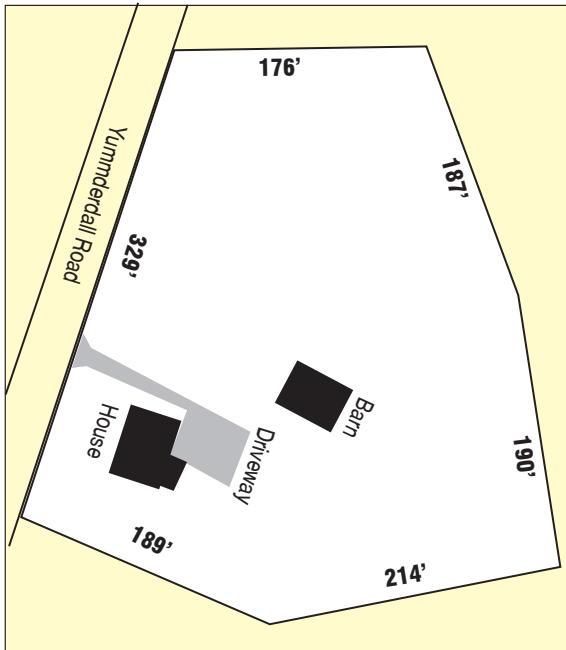


SPACIOUS EAT-IN KITCHEN

Located at 325 Yummerdall Rd. Lititz PA 17543

**DIRECTIONS:** From Rt. 322 on the West side of Clay, turn North on Yummerdall Rd. Travel 1-mile to property on the right.

**REAL ESTATE DETAILS:** A clean split-level style house w/ 3-bedrooms & detached 2-story barn/shop on 2.5-acre country lot. This 1-owner house was built in 1972, has approx. 1,836 finished sq. ft.; has 20'x 11.5' eat-in kitchen w/ beautiful Oak cabinetry, all appliances, built-in desk, sink window overlooking the back yard, rear door leads to 20'x 9' wood deck w/ outside steps; 20'x 13.5' front living room w/ Bay style window; lower-level has 24'x 20' recreation room w/ brick fireplace & patio door leading to 16'x 12' concrete patio; upper level has 14'x 11' primary bedroom w/ double closet; 14'x 10.5' bedroom #2 w/ closet; 11.5'x 11' bedroom #3 w/ closet; spacious full bathroom w/ 2 closets & tub shower; 24'x 18' walk-out basement has half bath (drain for future shower), sink, laundry hook-up, utility area. Oil H/W furnace heat; central A/C; on-site well & water treatment system; on-site septic system; good roof; nice macadam driveway & parking area.



**OUTBUILDING:** AA 32'x 26' bank barn w/ steel exterior. Upper level has large workshop & smaller storage area w/ (2) large sliding doors & walk-in door; shingle roof. Lower-level open area for storage (previously had horse box-stalls), (2) large double doors, hay-hole in ceiling, covered forbay. Clay Twp.; Ephrata S.D.; zoned AG Transition; total taxes approx. \$3,918.

**OPEN HOUSE DATES:** Saturdays, March 2 & 9, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

**BRIEF TERMS:** \$35,000 down payment the day of auction, balance in 60 days or before. This auction is held under the auction terms provided by Attorney J. D. Young Jr. 717-665-2207

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SCAN TO VIEW

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



AY2189

**AUCTION FOR:**  
LEON HARTRANFT JR.