



(Lincoln/Rothville Area)



# PUBLIC AUCTION

**BEAUTIFUL 3-BR BRICK RANCHER  
OPEN FLOOR PLAN \* UPDATED/CLEAN  
1.52 ACRE LEVEL LOT \* COUNTRY SPOT**

## WEDNESDAY, MAY 22, 2019 @ 6:00 PM



COUNTRY 3-BR RANCHER



34'X 26' DETACHED 2-CAR GARAGE



OUTSTANDING KITCHEN

**Located at: 1080 Lincoln Rd. Lititz Pa.**

**DIRECTIONS:** From 4-way stop sign at Lincoln Rd. & Royer Rd.; travel West on Lincoln Rd. for 1.5 miles to property on left.

**REAL ESTATE DETAILS:** A very clean all brick Ranch style house w/ attached 2-car garage & detached 2-car garage on level 1.52 acre country location. House has approx. 1,978 sq. ft. on main level; a huge eat-in style kitchen w/ abundant Cherry cabinetry & sink window overlooking the front yard; dining area w/ rear bay style window; 3 nice bedrooms all w/ closet storage; full & powder bathrooms on main level; main level laundry room; lots of closet storage; oversized 2 car attached garage w/ openers; covered front porch; finished basement family room; huge basement closet; cold cellar; utility room; Bilco outside door; oil fired H/W furnace; central A/C; central vacuum; full steps to upstairs potential; on-site well & in-ground septic; updated windows; 200 amp electric; tremendous level backyard most people only dream of; beside & across from preserved farmland; wonderful location; total taxes are approx. \$5,472.00; Ephrata Twp.; **very nice 34'x 26' detached garage** w/ water hook-up; concrete floor; nice storage area. A dream garage on a dream property, come and look because the owners are serious about selling on auction day.



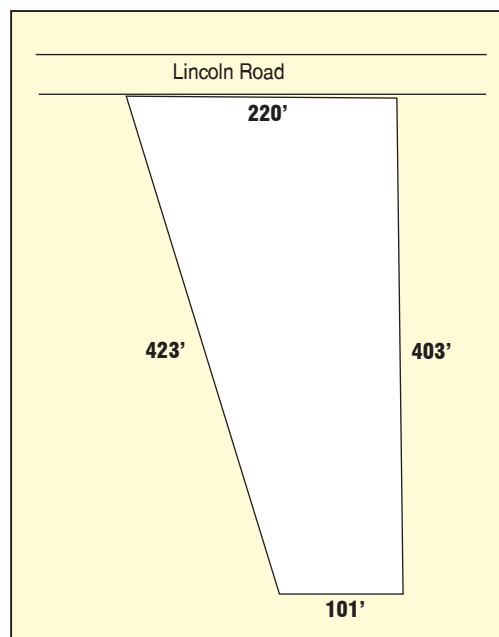
OPEN FLOOR PLAN

**OPEN HOUSE DATES:** Saturdays May 11 & 18, from 1-3 PM. Call/Text auctioneer with questions at 717-587-8906

**BRIEF TERMS:** 10% of sold price down day of auction, balance in 60 days. For complete terms please call Attorney Tony Shimeneck at 717-299-5251. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however buyer is responsible to verify any/all information. Property is being sold according to the terms of the Attorney.

**Please visit our website at [www.martinandrutt.com](http://www.martinandrutt.com)**

**FREE REFRESHMENTS AT OUR AUCTION**



**AUCTION BY:  
MARTIN & RUTT AUCTIONEERS**

**AY2189**

**John J Rutt II (717) 587-8906**

**Michael J. Martin (717) 371-3333**



**AUCTION FOR:  
KEVIN & CHARLENE WEAVER**