



(Elm/Halfville/Lititz Area)



# PUBLIC AUCTION

**VERY NICE 3-BR BRICK RANCHER \* NEW ROOF  
HALF ACRE \* DETACHED 2-CAR GARAGE \* OPEN FLOORPLAN  
TUESDAY, SEPTEMBER 21, 2021 @ 6:30 PM**



3-BR BRICK RANCHER



DETACHED 2-CAR GARAGE



EAT-IN UPDATED KITCHEN

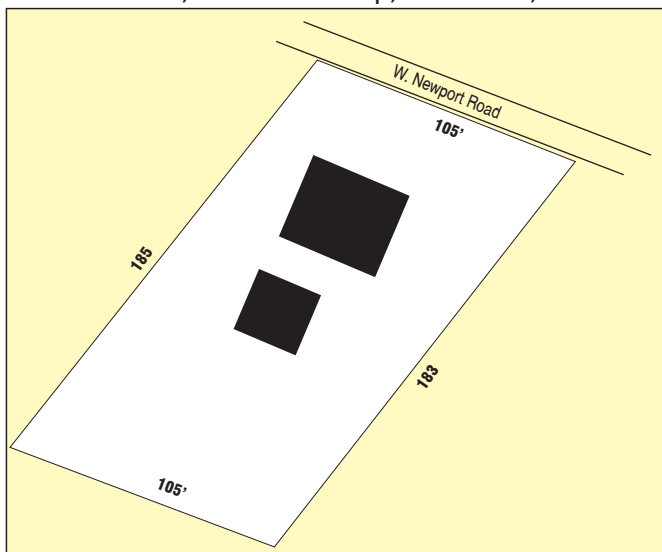
Located at 394 W. Newport Rd. Lititz Pa. 17543

**DIRECTIONS:** From North of Lititz on Rt. 501, turn West on W. Newport Rd., travel 1.5 miles to property on left.

**REAL ESTATE:** A very nice Brick Rancher w/ good updates & detached garage on half acre level lot. House was built in 1960 and has 1,064 sq. ft. on the main level, includes an eat-in kitchen w/ Oak cabinetry, updated counter top & tile backsplash, updated stainless-steel kitchen appliances (very nice); open to living room w/ front Bay style window (kitchen & living room has 31' of open space); 3 bedrooms all w/ closet storage; full updated bathroom w/ tile walls; covered side entrance; full basement w/ laundry hookup; oil fired hot water baseboard heat; rear Bilco entrance/exit door; on-site well & septic; water softener & UV light; updated windows; new roof in 2019; whole-house fan; DETACHED 2-CAR GARAGE is 24'x 22'; 2 overhead doors; concrete floor; electric hookup; work area; brand new roof; newer 16'x 10' storage barn; desirable Penn Twp. & Manheim Central School District; total taxes only approx. \$2,735. This is a very clean house with quality updates through-out. Nice country location beside farmland, ready for immediate occupancy; please come and take a look.



FRONT BAY-STYLE WINDOW



**OPEN HOUSE DATES:** Saturdays, Sept. 4 & 11, from 1-3 PM.  
Call/Text Auctioneer at 717-587-8906.

**BRIEF TERMS:** 10% down payment day of auction, balance in 60 days or before. Auction is held under the terms prepared by Attorney Tony Schimaneck 717-299-5251

**Please visit our updated website at [www.martinandrutt.com](http://www.martinandrutt.com)  
OFFERING BROKER PARTICIPATION, AGENTS NEED TO REGISTER**

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



**AUCTION FOR:**  
**DARYL L. & JANITA Z. NOLT**