



(Woodcorner/Millway Area)



PUBLIC AUCTION

2-STORY HOUSE w/ 4 BEDROOMS * COUNTRY SETTING
3- CAR DETACHED GARAGE * .68 ACRE LOT * CORNER LOT
DESIRABLE LOCATION * HOUSE NEEDS TLC
THURSDAY, OCTOBER 7, 2021 @ 6:00 PM



2-STORY & 4 BEDROOMS



38' X 24' 3 CAR GARAGE



HUGE SIDE YARD

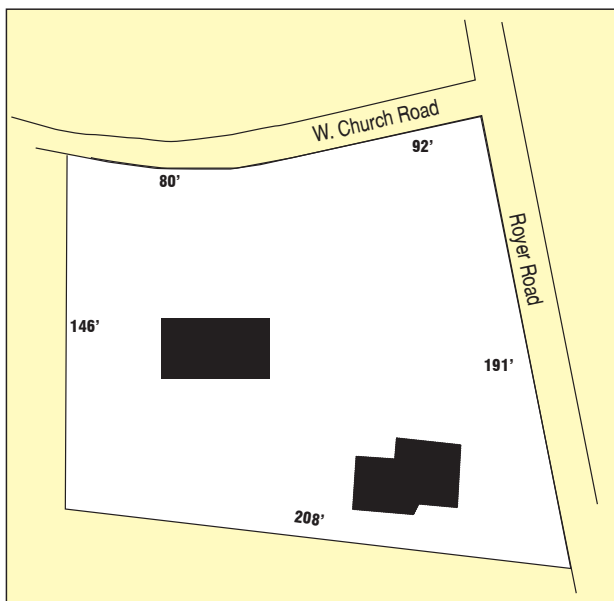
Located at 370 Royer Rd. Lititz Pa. 17543

DIRECTIONS: From Royer Rd. & Rothsville Rd. intersection on the North side of Akron, travel North on Royer Rd. for 1.5 miles to property on left. (corner of Royer Rd. & W. Church Rd.)

REAL ESTATE: A 2 story house w/ 4 bedrooms and approx. 1,189 sq. ft. on .68 acre level lot. An older framed house w/ Alum. Siding; has approx. 1,189 sq. ft.; main level has eat-in kitchen; living room; full bathroom; front family room or 4th bedroom; laundry hook-up. Second level has 3 bedrooms; un-improved basement; oil fired furnace w/ baseboard heat; on-site well & septic system. **DETACHED 38'x 24'**



EAT-IN KITCHEN



3-CAR GARAGE is stick-built w/ steel exterior; concrete floor; electric service; (3) 9'x 7' overhead doors; dusk-to-dawn light; garden area; huge level side yard; zoned Residential; Ephrata Twp. & School District; total annual taxes approx. \$3,445; desirable location, house needs improvement.

OPEN HOUSE DATES: Saturdays, Sept. 25 & Oct. 2, from 1-3 PM. Call/Text Auctioneer 717-587-8906

BRIEF TERMS: 10% of sold price down day of auction, balance on Nov. 22 2021. This auction is held under the terms prepared by Attorney Tony Schimaneck 717-299-5251.

Please visit our updated website at www.martinandrutt.com
OFFERING BROKER PARTICIPATION, AGENTS NEED TO REGISTER

AUCTION BY:
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AY2189
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AUCTION FOR:
EVA H. ZIMMERMAN
(AARON Z. POA)