



(South Strasburg Area)



PUBLIC AUCTION

5-BDRM 1.5 BATH 2-STORY DWELLING * .68-AC. LOT
NEW 1-STALL HORSE BARN * 2-STORY CARRIAGE SHED/GARAGE
FRIDAY, OCTOBER 29, 2021 @ 6-PM



2-STORY 2-BAY GARAGE/SHOP



1,708 SQ. FT. 5-BR 2-STORY HOUSE



NEW 2-STORY 1-STALL HORSE BARN

Located at 323 Hilltop Rd. Strasburg, Pa. Strasburg Twp. Lancaster Co.

DIRECTIONS: From Main St. (Rt. 741) Strasburg follow Decatur St. south (May Post Office Rd.) 1.5-miles to right on Hilltop Rd. to home on right.

REAL ESTATE: consists of a 1,708 sq. ft. frame 2-story dwelling; a (2016) 1-stall 2-story horse barn w/carriage bay & a 2-story garage/shop on a rural .68-acre tract. Main floor includes a beautiful new modern cabinetry kitchen w/ center eat-at style island/bar; vinyl flooring; 2nd butlers staircase to upper level; formal dining room w/HW flooring & rustic exposed beams; powder room; 12'x20' living room; inviting covered front porch & rear patio; 2nd level includes 4-bedrooms w/closets & full bath; 3rd level finished 5th bedroom/loft as well as attic storage. Basement has walk-out exit, laundry room w/2nd kitchen cabinetry; utility/canning room; coal stove w/radiant floor heat system; LP water heater; on-site well & septic; annual taxes: \$3,898.

Outbuildings: includes a new (2016) 1-stall 2-story horse barn w/carriage bay & upper level office; a 2-story 2-bay garage/shop w/upper level storage; 12'x18' utility barn; picnic/patio area; large garden, lawn & small pasture. New (2021) macadam drive & parking area!

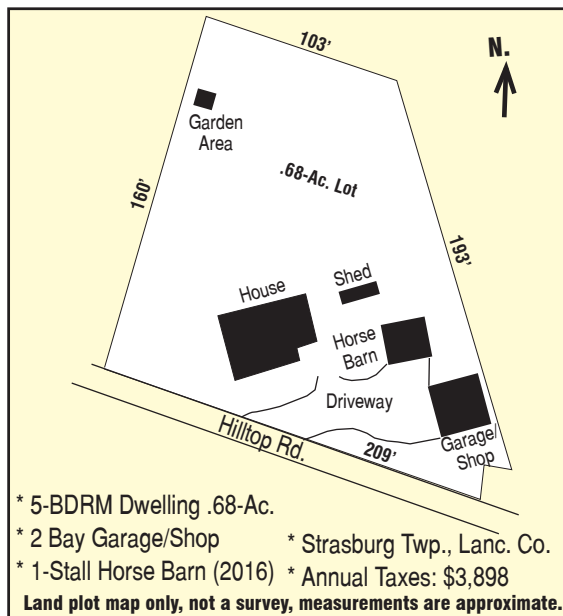
OPEN HOUSE: SAT., Oct. 9 & 16 from 1-3 PM for info call/text auctioneer @ (717) 371-3333

TERMS: 10% down day of sale, balance on or before 60-days. Attorney: Kling & Deibler (717) 354-7700

NOTE: Well maintained rural property w/numerous valuable recent updates throughout, new flooring & paint, new kitchen & bath cabinetry; cozy radiant floor heat; plus valuable outbuildings for animals. Move-in ready condition, sellers have bought another property and are very motivated to sell!

****ATTENTION!! BROKER PARTICIPATION INVITED****
****CONTACT AUCTIONEER FOR DETAILS****

For photos & details visit www.martinandrutt.com



* 5-BDRM Dwelling .68-Ac.

* 2 Bay Garage/Shop

* Strasburg Twp., Lanc. Co.

* 1-Stall Horse Barn (2016) * Annual Taxes: \$3,898

Land plot map only, not a survey, measurements are approximate.



NEW MODERN CABINETRY KITCHEN



FORMAL DINING RM W/HW FLOOR



1-OF-5 BEDRMS W/VINYL FLOORING



12'X18' UTILITY BARN

AUCTION BY:

MARTIN & RUTT AUCTIONEERS

AY2189

Michael J. Martin (717) 371-3333

John J Rutt II (717) 587-8906



AUCTION FOR:

Omar S. & Linda P. Fisher

(717) 406-8077