



(Elm/Halfville/Lititz Area)



PUBLIC AUCTION

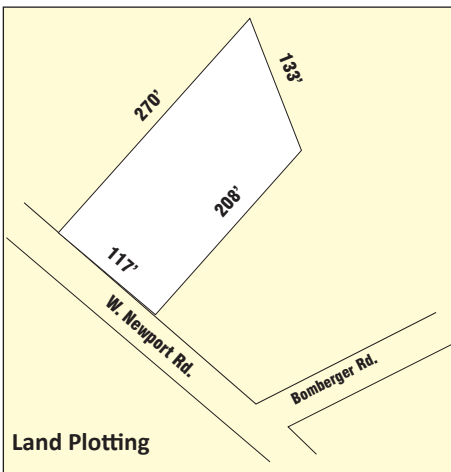
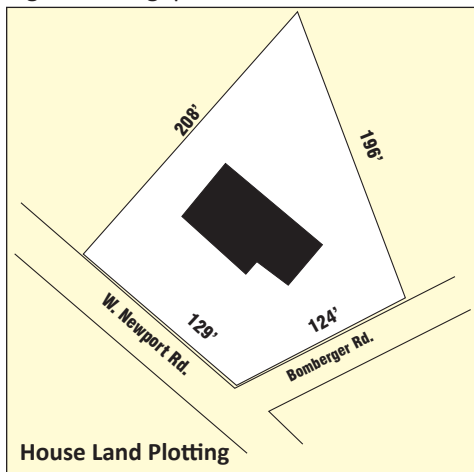
**BEAUTIFUL REAL-STONE RANCHER * 3-BEDROOMS * CLEAN
.57 ACRE LEVEL COUNTRY LOT * NEW ROOF * 2-CAR GARAGE
VACANT .67 ACRE BUILDING LOT * MOSTLY LEVEL * VIEW
TUESDAY, FEBRUARY 22, 2022 @ 4:00 PM**



Located at 299 Bomberger Rd. Lititz Pa. 17543

DIRECTIONS: From North of Lititz on Rt. 501, turn West on W. Newport Rd. and travel 1.5 miles to property on right. At the corner of W. Newport Rd. & Bomberger Rd.

REAL ESTATE DETAILS: An absolutely beautiful real-stone 3-bedroom Rancher (stone comes off a local farm) w/ huge eat-in kitchen, 3 bedrooms, approx. 1,732 sq. ft. on main level & .57-acre lot. House was custom built in 1963, it includes a 24.5'x 15.5' kitchen/dining area w/ abundant cabinetry storage, eat-at counter, sink window, built-in corner cabinet, double-hung front window; 20'x 19' front family room; 15.5'x 12' bedroom #1 w/ closet; 15.5'x 10.5' bedroom #2 w/ closet; 15.5'x 10' bedroom #3 w/ closet; full bathroom; mud/laundry room w/ rear entrance; attached 22'x 18.5' 2-car garage w/ updated insulated garage door; covered front porch; unimproved 48'x 32' full basement w/ wood stove; Bil-Co exit door, cold cellar; desirable oil fired hot-water baseboard heat; central A/C; new GAF timberline shingled roof in 2021; new ViWinco insulated windows in 2016 all wrapped in Alum.; on-site well & septic; Elizabeth Twp.; Warwick School District; total property taxes \$4,494.; charming oversized storage barn; backs-up to farmland and a nice view out the back. This house is very clean, but needs some cosmetic updates. This is one of the best quality/well-built houses we ever had the privilege of selling, please come and take a look.



VACANT LOT LISTING: A mostly level tract of land consisting of .67 acre. A wonderful country location that is only a short drive to downtown Lititz. Zoned Residential Rural; Elizabeth Township; Warwick School District. Lots of possibilities, an opportunity to make your dreams become a reality.

OPEN HOUSE DATES: Saturdays, February 5 & 12, from 1-3 PM. Call/Text Auctioneer at 717-587-8906.

BRIEF TERMS: 10% of sold price down day of auction, balance in 60 days or before. Auction held under the terms prepared by Attorney J. Elvin Kraybill 717-291-1700

**Please visit our updated website at
www.martinandrutt.com**

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
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AUCTION FOR:
JOHN N. & ANNA M. REIFF ESTATE