



(Churchtown/Narvon Area)



PUBLIC AUCTION

**3-BDRM 1.5-BATH RANCHER w/GARAGE * .41-AC. LOT
ANTIQUES * FURNITURE * PERSONAL PROPERTY**

SATURDAY, MAY 14, 2022 @ 9-AM/Real Estate @ NOON



3-BDRM BRICK & VINYL RANCHER



1,232 SQ. FT. RANCHER W/GARAGE * .41-AC.



NEWLY RENOVATED THROUGHOUT

Located at 2345 Little Hill Rd. Narvon, PA Caernarvon Twp. Lancaster Co.

DIRECTIONS: From Rt. 23 in Churchtown take Bootjack Rd. S. to left on Little Hill Rd. to home on left.

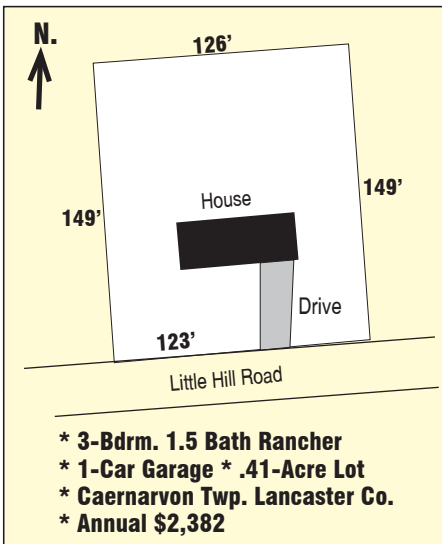
REAL ESTATE: consists of a 1,232 sq. ft. brick & vinyl 3-bedroom rancher w/1-car garage on a .41-acre lot. Main floor features a newly renovated (2019) kitchen w/granite counter tops, tile back-splash & SS appliances, food prep island; 12'x14' dining area w/HW floors & patio doors to rear deck; formal 12'x18' living room w/bay window & LP fireplace; new (2020) ½ bath laundry combo; 3-bedrooms w/HW floors & closets; updated (2019) full bath w/granite top; attached 1-car garage; lower level partially improved w/gym area; storage closets; new heat pump/central AC (2021); 100 gallon LP tank; insulated windows; new roof (2022); on-site well & septic system; annual taxes: \$2,382.

OPEN HOUSE: SAT., APRIL 23 & 30 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: Linda Kling (717) 354-7700.

Note: A beautiful country rancher with many recent valuable updates make this a truly move-in ready home; outstanding panoramic view of surrounding farmland of eastern Lancaster Co. ELANCO schools.

For photos & complete listing visit www.martinandrutt.com



LAWN & GARDEN: Troy Bilt 21" trim mower; poly wheelbarrow; 2-bikes & parking rack; 2-Werner ladders; pressure washer; hand truck; live traps; shop vac; aluminum ramp; 3-metal storage shelves; snow shoes; coolers; cycle helmet; Pro Form treadmill & exercise equip; Whitetail & Antelope mounts; spotting telescope; digging iron, shovels, rakes, brooms, etc., string trimmer; drill, sander, miter saw, etc., battery charger; LP grill; wicker patio chairs; plus more.

PERSONAL PROPERTY: (new 2020) full size Maytag washer & dryer stackable; oak dining table w/6-chairs; antique step-back chest; early jelly cupboard; faux leather love seat & sofa; leather recliner & office chair; 3-TV's; Bissell & Eureka vacuums; computer desk; wicker hampers; queen bed & bedding; (2) 4-drawer oak chests; coffee & end tables; lamps; tasteful home décor; kitchen & cooking items; GE dehumidifier; several nice area rugs; lots of nice collectible glassware; plus much more not listed!

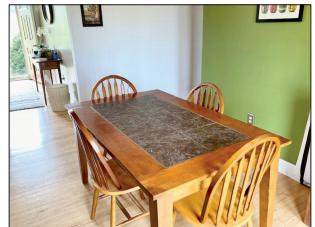
TERMS: CASH, PA CHECK or CREDIT CARD w/3% FEE; food by Caernarvon FC; sale held under tent bring a chair. Nice clean personal property items; sellers moving out-of-state.



NEW GRANITE COUNTER TOPS



LIVING ROOM W/LP FIREPLACE



DINING TABLE & 4-CHAIRS



21" TROY BILT TRIM MOWER

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
 AY2189
 Michael J. Martin (717) 371-3333
 John J. Rutt II (717) 587-8906



AUCTION FOR:
JAMES P. & JANET E. EMERY