



(Bowmansville Area)



PUBLIC AUCTION

MULTI-RESIDENCE INVESTMENT PROPERTY * 7.3-ACRE TRACT!
3-BDRM BRICK RANCHER * FRAME COTTAGE * 10-MOBILE HOMES & SHEDS
THURSDAY, JULY 14, 2022 @ 6-PM



3-BDRM BRICK RANCHER * 7.3 AC. TRACT



1,875 SQ. FT. RANCHER W/2-CAR GARAGE



1-BDRM FRAME 512 SQ. FT. COTTAGE

Located at 551 Lauschtown Rd. Denver, PA Brecknock Twp. Lancaster Co.

DIRECTIONS: From Fivepointville take Rt. 897 N. 2-miles to property on right. OR From Rt. 625 in Bowmansville take Lauschtown Rd. west to property on left.

REAL ESTATE DESCRIPTION: the property consists of a 3-bedroom brick rancher w/2-car garage; a white frame cottage & 10-mobile homes w/utility sheds; the seven individual parcels total 7.3-acres & are accessed by a shared driveway w/access from both Lauschtown Rd. & Rt. 897 (Dry Tavern Rd.). This property is zoned residential. Annual Gross Income: \$101,640; Annual Expenses: 2021 Taxes: \$13,352; Insurance: \$3,000; Trash: \$1560; Site Lights: \$900; Grounds Maintenance: \$10,000. Approx. Net Return: \$73,000. Tenants pay individual utilities/heat. Property is served by private well & septic systems.

- #1** a 1.2-ac. tract w/a 1,875 sq. ft. 3-bedroom brick rancher (1974) w/attached 2-car garage; modern kitchen/dining room; living room; laundry/full bath & 3-bedrooms; 1,500 sq. ft. partially improved daylight basement; central AC; oil heat. 3-utility sheds. Rent/mo. Rancher \$1,345
- #2** a 1.80-ac. tract w/a 512 sq. ft. frame 1-bedroom cottage (1978) includes a kitchen/dining area; full bath & 2-bedrooms; also (pads #1 & 2) 2-2-bdrm 1-bath mobile homes w/central AC & oil heat; utility sheds.
Rent/mo. Cottage \$550; #1-\$800; #2-\$850
- #3** A .90-ac. tract w/2-mobile homes; (pads #3 & 4) a 3-bdrm & 2-bdrm; central AC & oil heat, sheds.
Rent/mo. #3-\$900; #4-\$600
- #4** A .90-ac. tract w/2-mobile homes; (pads #5 & 6) a 1-bdrm & 2-bdrm; central AC & oil heat, sheds.
Rent/mo. #5-\$600; #6-\$850
- #5** A .90-ac. tract w/2-mobile homes; (pads #7 & 8) 2-bdrms 1-bath ea. central AC & oil heat, sheds.
Rent/mo. #7-\$700; #8-\$875
- #6** A .90-ac tract w/2-older mobile homes; (pads #9 & 10) 1-bdrm, 1-bath ea. oil heat & sheds.
Rent/mo. #9 (empty, was \$400) #10-\$400
- #7** a .70-ac. tract of vacant land w/frontage along Dry Tavern Rd. (Rt. 897).

OPEN HOUSE: SAT. JUNE 25 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: This rural property has proven to be a valuable investment/rental property; units have been regularly maintained & are in good condition, several recently added mobile homes are newer models. Excellent opportunity to own this valuable Lancaster Co. Brecknock Twp. property!

**** BROKER PARTICIPATION INVITED * REGISTER W/ AUCTIONEER ****
For photos & complete listing visit www.martinandrutt.com



MOBILE HOME #2



MOBILE HOME #1



MOBILE HOME #6



MOBILE HOME #7

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



AUCTION FOR:
LAUSCHTOWN INVESTMENTS, LLC
(Ron (717) 629-4089)



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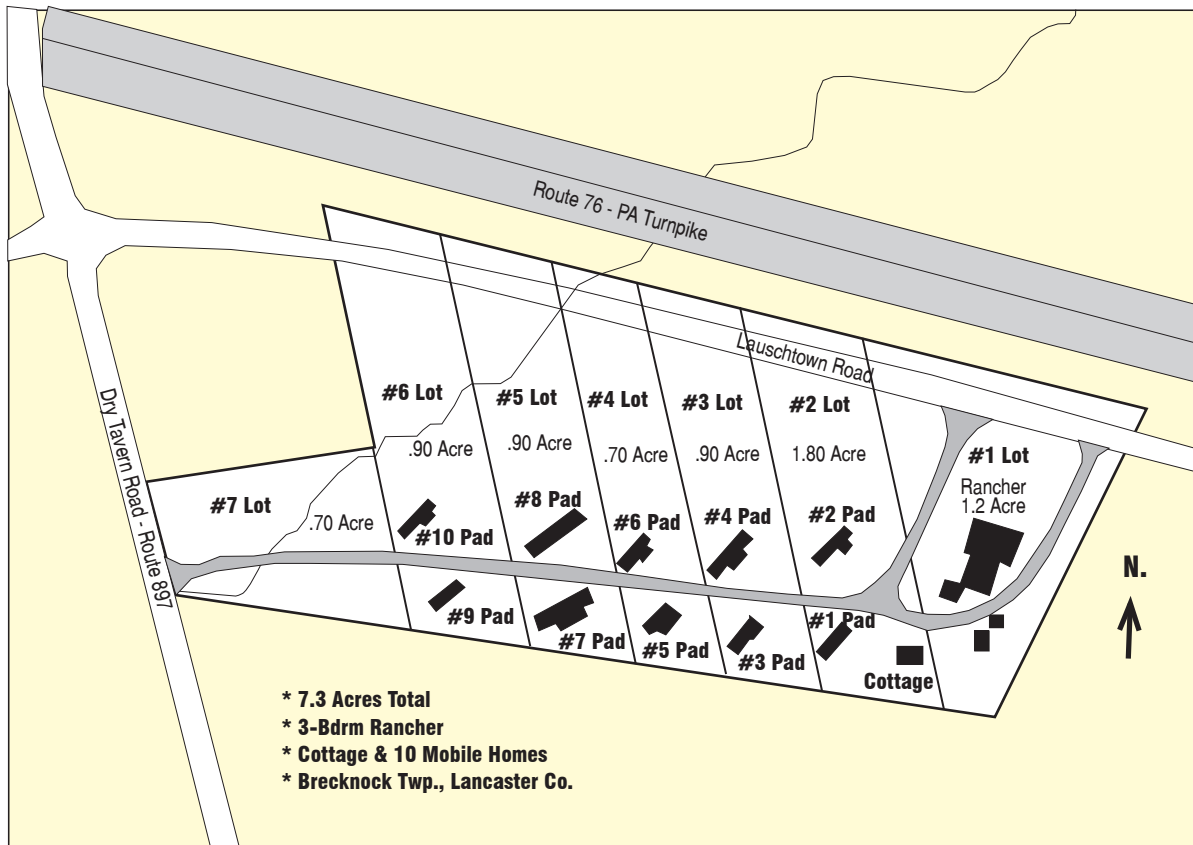


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