



(Brickerville/Poplar Grove Area)



# PUBLIC AUCTION

**Lot #1) 3-BDRM 1.5 BATH 1,440 sq. ft. ONE STORY HOME \* .46-AC.  
24'x30' 2-CAR GARAGE \* Lot #2) 16'x16' STORAGE SHED \* .18-AC.**

**THURSDAY, DECEMBER 15, 2022 @ 4-PM**



3-BDRM 1.5 BATH PREFAB HOME



2-CAR GARAGE \* .46-ACRE LOT



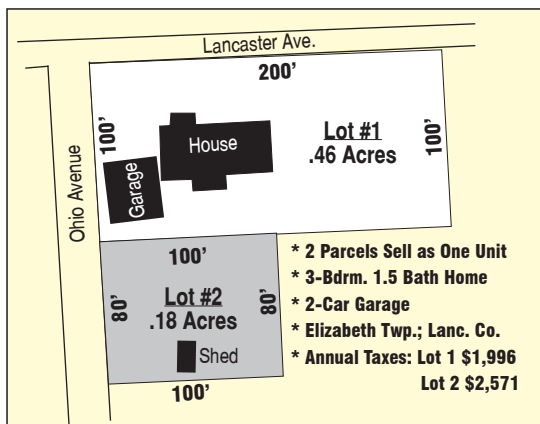
NICE COVERED REAR PATIO

**Located at: 240 Lancaster Ave. Lititz, PA Elizabeth Twp. Lancaster Co.**

**DIRECTIONS:** From Brickerville Rt. 501/322 follow Rt. 322 W 1-mile to right on Pennsylvania Ave. to right on Lancaster Ave. to properties on right.

**REAL ESTATE:** Two adjoining parcels sell as one unit! **Lot #1** consists of a 3-bdrm 1.5 bath 1974 24'x60' mobile home w/many valuable additions & upgrades; a 24'x30' masonry block 2-car garage on .46-acres. Main floor includes a 24'x20' living room w/carpet & stone hearth for wood stove; modern wood cabinetry kitchen w/fridge & gas range, new laminate wood look flooring; 10'x14' dining area w/laminate flooring & patio access door; full bath; 3-bedrooms w/closets; ½ bath/laundry room w/washer & dryer; home served by a new Fujitsu ductless central AC/heat pump system; 10'x6' covered front porch; covered 10'x30' rear porch attached to oversized 24'x30' masonry block 2-car garage; on site well & sand mound septic system; 200 amp svc; annual taxes: \$1,996. **Lot #2** known as 240 Ohio Ave. is .18-acres w/a 16'x16' utility shed; annual taxes: \$571.

**OPEN HOUSE: SAT. Dec. 3 & 10 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.**



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

**Note:** *Quaint wooded rural property in the village of Poplar Grove; move-in ready home ideal for first time home buyers or Airbnb/rental investors; home has been well maintained throughout; nice oversized garage; low taxes, Warwick schools, easy access to Ephrata or Hershey!.*

**For Photos & Listing visit [www.martinandrutt.com](http://www.martinandrutt.com)**



EAT-IN STYLE KIT. W/APPLIANCES



SPACIOUS 24'X20' LIVING ROOM



DINING RM W/PATIO DOOR



LOT #2 W/16'X16' UTILITY SHED

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



**AUCTION FOR:**  
**GLENN A. DISSINGER**  
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