



(Warwick Twp. Lititz/Millport Area)



PUBLIC AUCTION

4-BDRM 2-BATH 2-STORY FARMHOUSE * .51-AC. RURAL LOT

22'x36' FRAME BARN * 16'x24' SUMMER HOUSE

2006 GMC ENVOY 115k Mi. * 6'x8' UTILITY TRAILER

THURSDAY, JANUARY 26, 2023 @ 4-PM



1,687 SQ. FT. 4-BDRM HOME



4-BDRM 2-BATH FARMHOUSE * .51-AC. LOT



2006 GMC ENVOY 115K MI.

Located at: 699 E. Millport Rd. Lititz, Pa. Warwick Twp. Lancaster Co.

DIRECTIONS: From Rt. 722 @ Landis Homes take John Landis Rd. N to right on E. Millport Rd. to home on left.

REAL ESTATE: consists of a 4-bedroom 1,687 sq. ft. frame vinyl sided 2-story farmhouse, frame barn & summer house on a .51-acre rural lot. Main floor features a spacious 18'x18' eat-in style kitchen w/painted wood cabinetry, range, DW, fridge & pantry; full bath/laundry room w/W & D; mudroom; covered alcove porch; 12'x14' parlor; 12'x12' family room; 14'x16' living room; nice covered wrap-around front porch; 2nd level includes 4-bedrooms & full bath; walk-up attic storage; basement is unimproved w/outside access; 200 amp svc; oil furnace HW heat; 275 gallon fuel tank; on-site well & public sewer; annual taxes: \$3,268. Outbuildings: a 22'x36' 2-story frame barn w/1-stall, shop area & garage bay; a 16'x24' 1890's summer house; nice level lot w/room for pasture or garden.

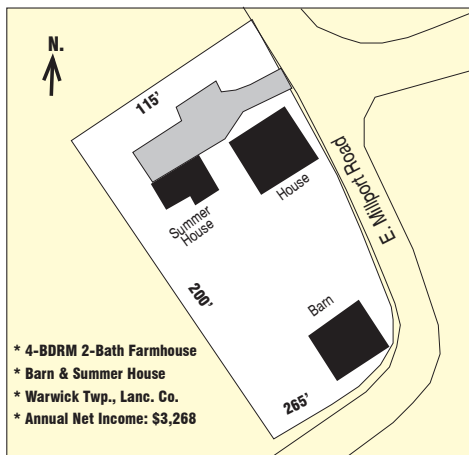


22'X36' FRAME BARN



1890'S SUMMER HOUSE

OPEN HOUSE: SAT. JAN. 7 & 14 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.



- * 4-BDRM 2-Bath Farmhouse
- * Barn & Summer House
- * Warwick Twp., Lanc. Co.
- * Annual Net Income: \$3,268

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

Note: Quaint rural Warwick Twp. property w/spacious farmhouse & barn; farmland south view. Home needs some minor cosmetic TLC; insulated windows; good roof; maintenance-free vinyl siding!

SUV & TRAILER SELLS AFTER RE: 2006 silver GMC Envoy SUV w/115k miles, automatic, runs great; 1972; 6'x8' 3000GVW single axle utility trailer.

For Photos & Listing visit www.martinandrutt.com



HUGE EAT-IN STYLE KITCHEN



3000GVW SINGLE AXLE TRAILER

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



AUCTION FOR:
Lois J. & (the late Elvin) Martin
(Randy POA (717) 405-2617)