



(Hempfield/Western Lancaster Area)

# PUBLIC AUCTION

## 3-BR RANCHER ON .32 ACRE LEVEL LOT

### NICE DEVELOPMENT \* HOUSE NEEDS WORK

## THURSDAY MARCH 9, 2023 @ 4:00 PM



3 BEDROOM HOUSE (AS IS)

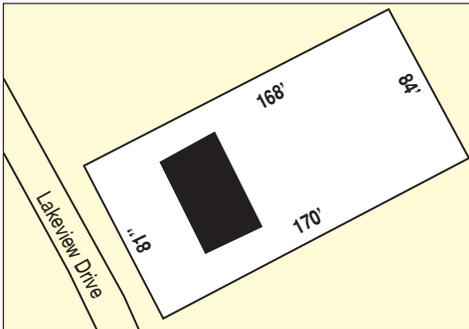
Located at 805 Lakeview Dr. Lancaster Pa. 17601 \* E. Hempfield Twp.

**DIRECTIONS:** From Rt. 23 West of Lancaster, turn right on Stony Battery Rd., right on Pinetree Way, first left on Lakeview Dr. to property on the right.

**REAL ESTATE DETAILS:** A 1,040 sq. ft. Ranch style house w/ 3 bedrooms and 1 bathroom on .32 acre lot. House was built in 1984; has 1,040 sq. ft.; eat-in kitchen w/ rear patio door to concrete patio; front living room w/ bay window; 3 bedrooms w/ closets; full bathroom; unimproved full basement; electric baseboard heat; central A/C (as-is); public water & sewer; desirable Hempfield School District; E. Hempfield Twp.; tax id #290-13165-0-0000; total taxes only \$3,456.

**OPEN HOUSE:** Saturdays Feb. 25 & March 4, from 1-3 PM. Call/Text Auctioneer 717-587-8906

**BRIEF TERMS:** \$10,000 down payment the day of auction, balance in 60 days or before. This auction is held under the terms of Attorney Richard Gromen 717-653-2191. Auctioneer is an agent for the seller and is not responsible or liable for omissions or errors. Announcements day of auction take precedence over printed or verbal information.



**AUCTIONEER NOTE:** This auction is being held to settle an Estate closing. Wonderful level building lot w/ private backyard in a nice development, however the house needs complete renovation or perhaps even removal to have your own custom house site. Dream of the possibilities.

Please visit our website @ [www.martinandrutt.com](http://www.martinandrutt.com) or Facebook or Instagram.



OFFERING 1% BROKER PARTICIPATION, AGENTS MUST REGISTER SCAN TO VIEW

AUCTION BY:  
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AUCTION FOR:  
IVAN N. WEAVER ESTATE