



(Churchtown/Narvon Area)



PUBLIC AUCTION

3-BDRM 2-BATH HOME * 1.30-AC. RURAL LOT! 3-BAY 2-STORY GARAGE * PASTURE & ORCHARD Valuable Residence/Rental/Investment Property **THURSDAY, MAY 11, 2023 @ 5:30 PM**



3-BAY 2-STORY GARAGE * 1.30 AC.



2,512 SQ. FT. 3-BDRM 2-BATH HOME

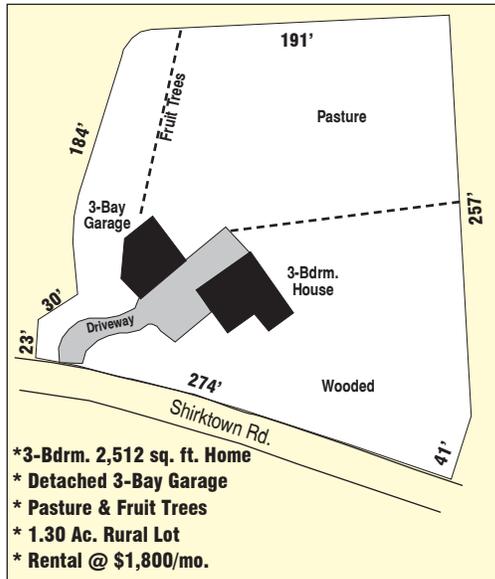


VALUABLE RENTAL @ \$1,800/MO.

Located at 393 Shirktown Rd. Narvon, PA Caernarvon Twp. Lancaster Co.

DIRECTIONS: From Churchtown take Rt. 23 E. 1-mile to right on Shirktown Rd. to property on left. Or, from Honey Brook take Rt. 10 N. to left on Shirktown Rd. to property on right.

REAL ESTATE: consists of a 2,512 sq. ft. (1995) bi-level home & 3-bay 2-story garage on a rural 1.30-acre lot. Main floor features an oak cabinetry kitchen w/appliances & bar; dining area open to living room w/vaulted ceilings; 16'x16' sunroom w/vaulted ceiling & skylights, access to 16'x15' rear deck; 3-bedrooms w/closets; full bath; open foyer; lower level includes a 14'x20' family room w/ground floor access; 4th & 5th possible bedrooms; full bath/laundry; utility room; oil furnace/central AC; 200-amp svc; on-site well & septic system; annual taxes: \$3,794. **Outbuilding:** a 3-bay 2-story frame garage w/walk-up 1,080 sq. ft. upper level storage; large fenced pasture & orchard; animals okay! Property elevation offers spectacular panoramic views across the rural eastern Lancaster Co. farmland.



**OPEN HOUSE: SAT. APRIL 22 & 29 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: Kling, Deibler & Glick (717) 354-7700.

Note: Property is currently a residential rental @ \$1,800/mo. Private wooded setting offers amazing views of the countryside! Convenient access to Rt. 10/23 or PA turnpike; Garden Spot School District.

**1% BROKER PARTICIPATION INVITED * CALL AUCTIONEER
(717) 371-3333**

For photos & complete listing visit www.martinandrutt.com



OAK KITCHEN & APPLIANCES



FORMAL LIVING ROOM



DINING AREA



16'X16' SUNROOM

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



AUCTION FOR:
Benuel J. & Lynn J. Beiler