

(Clay & Brickerville Area)

PUBLIC AUCTION of REAL ESTATE

3-BR BRICK RANCHER * 3-FULL BATHS * CLEAN, .66-ACRE COUNTRY LOT
WOODED AREA * LARGE BASEMENT * COVERED BACK PORCH



TUESDAY JULY 9, 2024 @ 6:30 PM



CLEAN BRICK RANCHER



SPACIOUS EAT-IN KITCHEN



REAR COVERED PORCH

LOCATED AT: 27 Elser Hill Rd. Lititz, PA 17543 * Elizabeth Township

DIRECTIONS: From the town of Clay, travel West on Rt. 322 past Martin Paving to next road right (Elser Hill Rd), to last house on the right.

REAL ESTATE DETAILS: A very clean 3-bedroom Brick Rancher w/ 1-car attached garage on .66-acre lot. This house was built in 1971, has approx. 1,444 sq. ft. (plus finished basement). Main level has 21'x 13.5' eat-in kitchen w/ appliances, refurbished painted wooden cabinetry has epoxy counter-tops, rear door opens to a wonderful 32'x 14' covered rear concrete patio; 19'x 13' front living room w/ new triple-hung windows; 16'x 14' primary bedroom w/ (2) closets; primary full bathroom w/ tub shower; bedroom #2 is 13.5'x 11.5' w/ closet; bedroom #3 is 13.5'x 9.5' w/ closet; full common area bathroom w/ shower; 23'x 13.5' attached 1-car garage is insulated w/ laundry hook-up & sink. Basement is finished w/ 27'x 24' recreation room; 15'x 13' office w/ closet & small window; third full bathroom; 39'x 9' utility room. Oil warm air furnace; central A/C; on-site well w/ UV-light; on-site septic; 200-amp electric service; new switches & plugs. Includes 20'x 12' 1-car garage shed; 10'x 6' garden shed; vegetable garden.



LAND PLOTTING

AUCTIONEER NOTE: This property is located on a quiet road that is still dirt just past this property. A wooded area away from the fast-paced lifestyle, but still close to all the conveniences. Inviting level backyard. Please make plans to attend the open house to have a look at this special property. Desirable Warwick School District; taxes only \$3,936.

OPEN HOUSE DATES: Saturdays June 22 & 29, from 1-3 PM. Call/Text Auctioneer 717-587-8906

BRIEF TERMS: 10% down payment the day of auction, balance in 60 days. This auction is held under the terms provided by Attorney Glick, Goodley, Deibler & Fanning 717-354-7700.

Please visit our website at www.martinandrutt.com or Facebook or Instagram



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AUCTION FOR:
DEAN & AMY ZIMMERMAN