



(Rothsville/Millway Area)



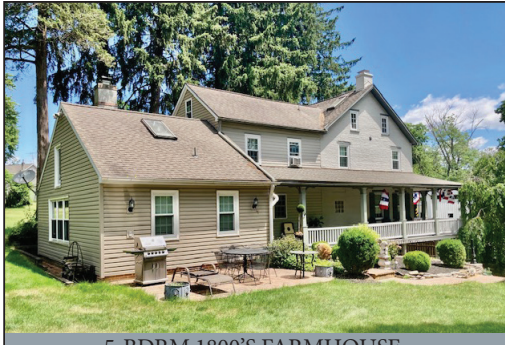
PUBLIC FARM AUCTION

OUTSTANDING 13.60-ACRE GENTLEMAN'S FARM!

5-BDRM 2.5-BATH 1800's 2-STORY FARMHOUSE * 1-BDRM RENTAL COTTAGE

5-BAY 2-STORY GARAGE/BARN * 9+ ACRES TILLABLE FARMLAND

THURSDAY, NOVEMBER 7 @ 4:00 PM



5-BDRM 1800'S FARMHOUSE



13.6-ACRE GENTLEMAN'S FARM



2,000 SQ. FT. 5-BAY GARAGE/SHOP

Located at 100 Middle Creek Rd. Lititz, PA Ephrata Twp. Lancaster Co.

Directions: From Main St. Akron, PA turn left on Rothsville Rd. @ Reiff's Farm Market turn right on Middle Creek Rd. go through Keller's Covered Bridge to farm on left.

REAL ESTATE: consists of a 13.60-acre tract including a restored 1800's 5-bedroom 2-story frame & stone farmhouse; a 1-bedroom frame rental cottage & 2-story 5-bay garage/shop w/finished upper level. **FARMHOUSE:** main level features a 22'x22' great room w/cathedral ceiling, brick fireplace, skylights & oak flooring; 8'x14' bedroom; powder room; custom built Walnut cabinetry kitchen w/center island/sit-up bar & sink; appliances include a 6-burner gas range w/hood, DW, fridge & microwave, many custom built-in features; new quartz countertops; open staircase; 22'x14' formal dining room w/wood floors; 22'x14' formal living room w/HW floors; butler's staircase; upper level 24'x28' BR #1 w/wood floors; full bath w/linen closet; BR #2 16'x14'; BR #3 16'x14'; BR #4 12'x12 all bedrooms have beautiful pine wood floors; attic storage; walk-out basement has a

22'x16' brick floor recreation room w/huge stone FP; full bath; 16'x16' laundry room; on-site well & septic system; 3-zone oil hot water furnace w/275 gallon fuel tank; 200-amp svc; exterior wrap-around covered porch, statuary/fountain garden; front & rear brick paver patios w/peaceful view of the Cocalico Creek & Keller's Covered Bridge. **COTTAGE:** frame cottage includes an eat-in style kitchen w/appliances; living room; full bath & bedroom; unimproved basement; cozy covered front porch! **GARAGE/BARN:** a 2,000 sq. ft. frame 2-story 5-bay garage/shop w/water & electric; finished upper level recreation/game room. Both house & cottage are currently used as AirBnB rentals; shop could also be rented. Annual taxes: \$4,291

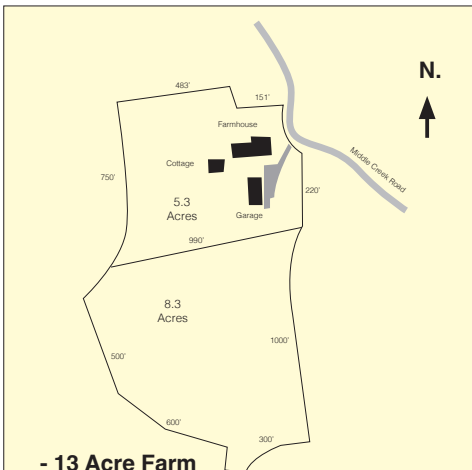
OPEN HOUSE: SAT. OCT. 19 & 26 from 1-3 PM for info
call/text auctioneer @ (717) 371-3333.

TERMS: 10% down day of sale, balance in 60-days. Attorney: Patrick Deibler (717) 354-7700.

NOTE: Outstanding restored 1800's farmhouse; remarkable quality craftsmanship throughout; move-in or AirBnB ready farmhouse and carriage house; large garage/shop for storage; 9+ tillable acres offers ideal produce or horse/hobby farm!

**** BROKER PARTICIPATION INVITED * CONTACT AUCTIONEER (717) 371-3333 ****

For photos & complete listing visit www.martinandrutt.com



- 13 Acre Farm
- 5-BDRM, Farm House
- 1-BDRM Rental Cottage
- 2,000 sq. ft. 5-bay Garage
- Ephrata Twp. Lancaster Co.
- Annual Taxes: \$4,291 Clean & Green



AUCTION BY: Martin & Rutt
Auctioneers, LLC AY2189-L
Michael J. Martin (717) 371-3333
John J. Rutt II (717) 587-8906
Cameron Rutt



AUCTION FOR:
Michael Berlinger &
Geraldine F. Martin