



(Hopeland/Clay Area)



PUBLIC AUCTION

2-BDRM 1-BATH RANCHER w/1-CAR GARAGE * .61-AC. LOT
MANY VALUABLE UPDATES THROUGHOUT! * 12'x18' SHED
WEDNESDAY, NOVEMBER 13, 2024 @ 4:00 PM



1,013 SQ. FT. RANCHER W/GARAGE



2-BDRM 1-BATH RANCHER * .61-AC LOT

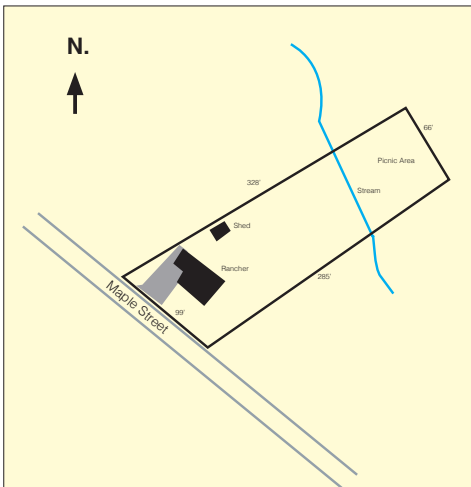


RURAL SETTING * LARGE BACKYARD

Located at: 765 Maple St. (Hopeland) Lititz, Pa. Clay Twp. Lancaster Co.

Directions: From Rt. 322 in Clay @ Fox Meadows Creamery take Clay Rd. N to left on Hopeland Rd. to right on Maple St. to home on right.

Real Estate: consists of a totally updated 1,013 sq. ft. (1965) 2-bdrm, 1-bath rancher w/1-car garage on a rural .61-acre tract. Main floor features a 14'x25' living room w/new vinyl plank flooring & bay window; full bath; BR #1) 14'x15' w/vinyl plank flooring & closet; BR #2) 12'x14' w/vinyl plank flooring & large closet; charming 12'x25' eat-in style kitchen w/new SS fridge, range, microwave & DW; new painted kitchen cabinetry & lighting, cathedral ceiling w/exposed beams; quaint breakfast nook w/bay window; attached 12'x21' 1-bay garage; 1,013 unimproved lower level includes a 12'x24' laundry room w/mop sink, 25'x29' utility room w/walk-out access; new central AC/LP gas furnace, 500-gallon LP tank; new roof, insulation & siding; on-site well & public sewer; 10'x6' front deck/porch; 8'x25' rear brick patio; 12'x18' vinyl garden shed; raised garden beds; large backyard borders farmland, private picnic area w/stream & footbridge; annual taxes: \$3,381.



- 2-BDRM, 1-bath Rancher w/ garage
- .61- Acre Rural Lot, 12 x 18 shed
- Clay Twp. Lancaster Co.
- Annual Taxes: \$3,381

Open House: SAT. OCT. 26 & NOV. 2 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:** Patrick Deibler (717) 354-7700.

Note: *Beautifully restored ranch style home, tasteful décor throughout, move-in ready with many valuable updates throughout! Well suited for starter home or valuable rental/investment property; quiet rural setting close to the Hopeland Park.*

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

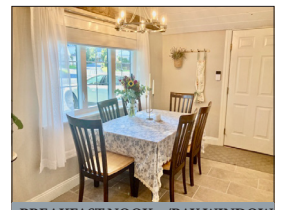
FOR PHOTOS & COMPLETE LISTING VISIT www.martinandrutt.com



14'x25' LIVING ROOM



NEW KITCHEN w/APPLIANCES



BREAKFAST NOOK w/BAY WINDOW



12' x 18' VINYL GARDEN SHED

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:
Jason & Amanda Detwiler