



(Rothsville Area)

HYBRID PUBLIC AUCTION



BEAUTIFUL 3-BR BRICK RANCHER w/ 2 CAR GARAGE
.34-ACRE * FULL BASEMENT * GOOD FLOOR PLAN
COMPLETE COIN COLLECTION * LOTS OF SILVER

TUESDAY JULY 22, 2025 @ 5:00 PM * R.E. @ 7:00 PM



VERY CLEAN 3-BR RANCHER



REAR COVERED PATIO



LARGE OPEN KITCHEN

LOCATED AT: 7 Kurtz Dr. Lititz PA 17543 * Warwick Township

DIRECTIONS: From Rt. 772 at the traffic light in the center of Rothsville, turn on Church St. and travel 1/2-mile to left turn on Kurtz Dr. (Cul-De-Sac Street) to property on left.

REAL ESTATE @ 7:00 PM: An impressive all brick ranch style house w/ 2-car detached garage on a .36-acre lot. This house has approx. 1,724 sq. ft. and was built in 1992. Come inside the front door to a nice spacious living room 18.5'x 14' w/ Oak hardwood flooring throughout first level; connecting to the living room is a 15.5'x 11' dining room with a large rear bay window; clean 16.5'x 10' kitchen w/ maple cabinets, all kitchen appliances are included & sink window overlooking farmland views; 15.5'x 14' family room w/ door leading to outdoor 12'x 12' covered concrete patio; 8.5'x 6' laundry room w/ GE washer & dryer; 6'x 3.5' half bathroom; 21'x 21' two-car garage; 14'x 12' primary bedroom w/ walk-in closet & 7'x 6.5' primary full bathroom w/ shower; Bedroom #2 12'x 10' w/ closet; Bedroom #3 11'x 11' w/ closet; 8'x 8' full bathroom w/ tub shower; large 64'x 30' unimproved basement w/ 9' ceiling, safe & dehumidifier; desirable Geo-Thermo heat & A/C; 200-AMP elec. service; "Martin's" drinking water system; newer water heater; Warwick township; Warwick Area School District; total taxes approx. \$4,489; public sewer & public water; very well built house on a level lot that's located on a quiet no-egress street w/ farmland behind; Come see it in person!

OPEN HOUSE FOR REAL ESTATE: Saturdays June 28 & July 12, from 1-3 PM. Call/Text Auctioneer 717-587-8906

BRIEF TERMS: \$45,000 down payment, balance in 60-days or before. This auction is held under the terms prepared by Attorney Justin Bollinger 717-813-2150. Buyer needs to verify any/all information. By placing a bid, buyer is acknowledging they accept the sellers' terms & conditions.

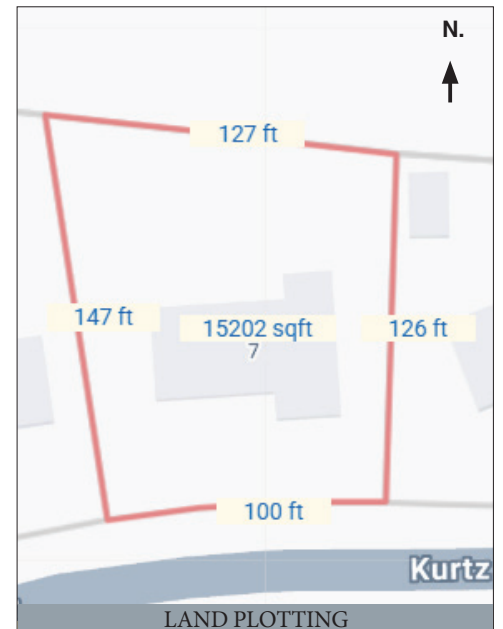
COINS @ 5:00 PM: A complete coin collection which is mostly Silver. (180) 1-oz. silver bars; 9,000+ silver dimes; 30+ silver dollars; Black Ink 1899 large \$1 bill. Email Auctioneer after June 15 for a complete coin catalog at johnruttold@gmail.com



Visit our updated website www.martinandrutt.com or Facebook or Instagram Scan to view



HARDWOOD FLOORING



LAND PLOTTING

AUCTION BY: Martin & Rutt
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Cameron Rutt



AUCTION FOR:
NORA N. GARBER