



(Kissel Hill, Limerock & South Lititz Area)



PUBLIC AUCTION

2.6-ACRES * 2.5-STORY 4-BR HOUSE * OPEN KITCHEN & L-R
FANTASTIC 6-YEAR-OLD, 40'x 50' 2-STORY HORSE BARN
PASTURE w/ BOX WIRE * GARDEN * REAR FLAGSTONE PATIO

SATURDAY AUGUST 2, 2025 @ 10:00 AM



4-BR & NEWER ADDITION



SHOWING BUILDING PLACEMENT



LIKE-NEW HORSE BARN

LOCATED AT: 845 Erbs Quarry Rd. Lititz PA 17543 * Warwick Twp.

DIRECTIONS: From Rt. 501 South of Kissel Hill, turn West on W. Millport Rd, to left on Woodcrest Rd, to right on Erbs Quarry Rd, to property on the right.

REAL ESTATE HOUSE DETAILS: This beautiful property includes a 2.5-story 4-bedroom house, newer 40'x 50' 2-story horse barn, pasture, garden on 2.6-acres. House has 2,568 sq. ft. Enter the house from a good macadam driveway, to flagstone/brick sidewalks; to covered side entrance; main level has 15'x 13' kitchen w/ Maple cabinetry, eat-at counter, walk-in pantry; open to 22'x 15' living room w/ built-in cabinetry, propane heater; 25'x 13.5' front dining room; 12.5'x 10' toy or school room; 13.5'x 10' rear sunroom exits to beautiful flagstone/brick patio; full bathroom; 11'x 8.5' laundry room; large covered front porch. Second level has primary bedroom w/ double closets, cathedral ceiling and full primary bathroom; (3) additional bedrooms w/ closets; small nurse/office room; full bathroom w/ tub shower; attic storage. Basement is unimproved however rear addition has pre-fab concrete walls w/ (3) egress windows. Private well & septic; upgraded Anderson Windows; propane heat; wood/coal stove in basement; propane domestic water heater; 1,000-gallon underground propane tank.

HORSE BARN & PASTURE: 40'x 50' 2-story horse barn was built in 2019; standing-seam metal roof; vinyl board-batten style exterior; textured masonry block base; solar panels & generator (batteries not included but available); 30'x 15' box-stall; 30'x 15' loafing area; 30'x 15' insulated carriage room; 35'x 8' front forbay; 14'x 7' feed room w/ overhead door access; 35'x 12' rear lean-to; inside steps to second level & outside powder coated steps. Second level is insulated w/ propane heat; small office, the rest is all open; kitchen cabinets along the one wall; cathedral 11.5' ceiling; wonderful space for church or recreation. Approx 1.5-acres of pasture area w/ tight box-wire and access at the rear of the barn. Chicken house and free-range area.

AUCTIONEER NOTE: A very desirable 2.6-acre property where everything has been thoughtfully laid out to make every corner useful. Oversized vegetable garden and fruit trees. Quiet side yard flagstone/brick patio w/ firepit. Warwick Twp & S.D.; zoned AG; taxes approx. \$5,732. Owners are relocating and serious about selling, come take a look.

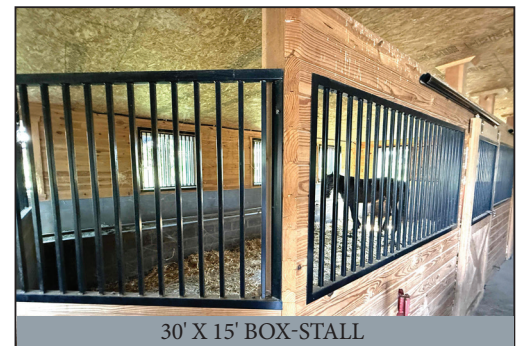
OPEN HOUSE DATES: Saturdays July 19 & 26, from 1-3 PM. Call/Text Auctioneer 717-587-8906

BRIEF TERMS: 10% down payment, balance in 60-days or before. This auction is held under the terms prepared by Attorney Glick, Goodley, Deibler & Fanning 717-354-7700. Buyer needs to verify any/all information. By placing a bid, buyer is acknowledging they accept the sellers' terms & conditions.

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



BACK OF HORSE BARN



30' X 15' BOX-STALL



Scan to view

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



AUCTION FOR:
DANIEL L. & HANNAH S. KING

More info on other side



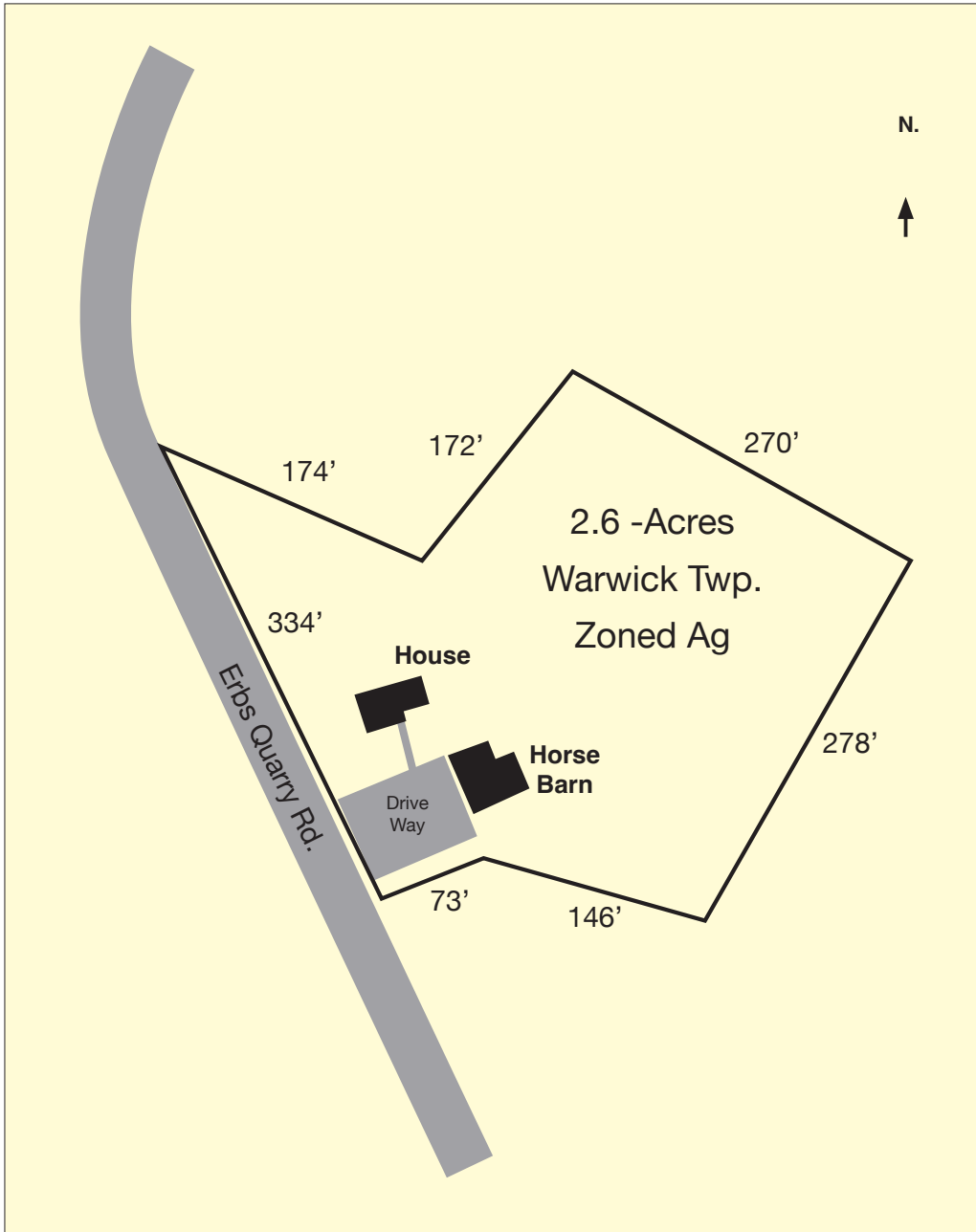
SUN-ROOM



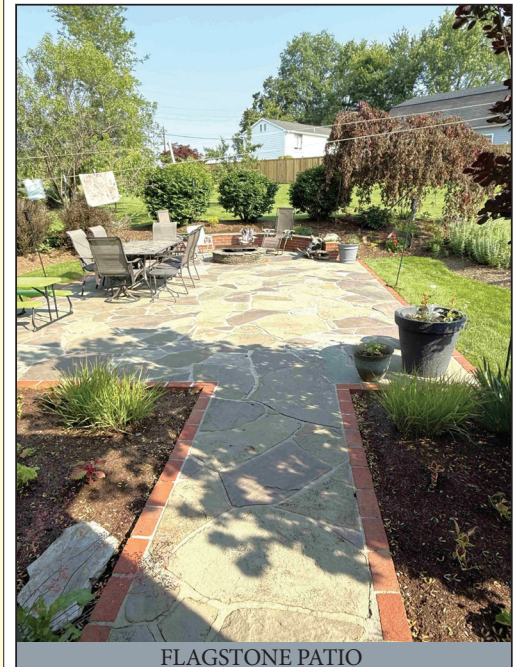
LIVING ROOM TO KITCHEN



SPACIOUS KITCHEN



PRIMARY BEDROOM



FLAGSTONE PATIO

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