(Rothsville Area)



HYBRID PUBLIC AUCTION



CLEAN 2-BR or 3-BR RANCHER on .40-ACRE LOT 2-CAR GARAGE * HOOVER WAGON & SLEIGH COLLECTIBLES * FURNITURE * PERSONAL PROP. SATURDAY OCT. 25, 2025 @ 9:00 AM * R.E. @ 12:30 PM







LOCATED AT: 5 Kurtz Dr. Lititz, PA 17543

DIRECTIONS: From Rt. 772 in Rothsville, turn West on Church St, then left turn on Kurtz Dr, to property on the left.

REAL ESTATE: A nice 2 or 3-bedroom Holland-Brick/Vinyl Rancher w/ all-season room addition on .40-acre level lot backing up to farm land. House has approx. 1,805 sq. ft. & was built in 1994; 21.5'x 12.5' kitchen/dining room w/ beautiful Oak cabinetry, frig, propane cook-stove, dishwasher, abundant counter space, recess lighting, pantry, open to dining area w/ rear bay-style window; 16'x 13.5' living room w/ propane fireplace & mantle; 17.5'x 15.5' rear all-season room w/ propane wall heater & good windows; 13'x 13' primary bedroom w/ double closet & access to Jack/Jill full bathroom w/ both tub, double sink, & shower stall; 11'x 11.5' BR #2 w/ double closet; 12'x 11.5' office (or 3" BR); front door foyer; 10'x 9' laundry w/ tile flooring & cabinetry storage; powder bathroom; 23'x 19' 2-car attached garage; semi-finished 52'x 25' basement w/ several closets; utility area; 22'x 18' rear concrete patio w/ power awning; central A/C & heat pump; propane aux; 200-amp elec. service; public water & sewer; water softener; good roof; elec water heater (2023); central vacuum; sump-pump pit; 12'x 16' storage shed; beautiful stamped-concrete front walkway; Warwick Twp & Schools; taxes approx. \$4,438. This is a very desirable neighborhood and this property borders farmland in the back. Come take a look.

OPEN HOUSE: Saturdays Oct 11 & 18, from 1-3 PM. Call/Text Auctioneer at 717-587-8906

<u>PERSONAL PROPERTY:</u> Dan Hoover Conestoga wagon model w/ horses; Dan Hoover miniature sleigh w/ horses; Maytag washer & dryer; Frigidaire upright freezer; Danby upright freezer; Cannon 15-gun digital safe; cherry king size bed & mattress set; cherry Dresser/mirror; cherry

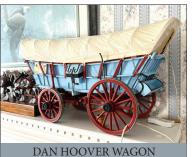
nightstands; antique oak dresser; green antique Hoosier kitchen cabinet; oak curio; pine corner cabinet; jewelry armoire; oak hutch; pine drysink; antique oak curio; maple kneehole desk; hog scalding trough w/ lid; pine hutch; (3) wagon wheel tables; antique rope bed; oak toy box; pine table w/ 4 chairs & boards; camelback sofa; glider rocker; Laz-y-boy recliner; dropleaf stand; cherry coffee table; blue recliner; twin adjustable bed; magazine rack; sm. bookshelves; nice framed



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 J. Rutt (717)-875-6032



AUCTION FOR:

IVAN B. (PIP) RAVEGUM ESTATE









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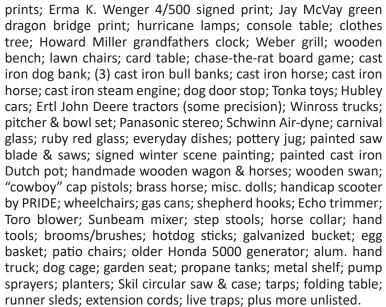
















R.E. TERMS: \$40,000 down payment the day of auction, balance in 60-days or before. This auction is being held under the terms provided by Attorney Jim Clymer 717-299-7101. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however buyer is responsible to verify any/all written information.

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Offering 1% Compensation to Registered Agents



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More info on other side

