



(Rothsville & Rabbit Hill Area)



# HYBRID PUBLIC AUCTION

CLEAN 2-STORY COLONIAL HOUSE & 32'X 47' DETACHED SHOP

3-BR \* 2-FULL BATHS \* OPEN KITCHEN AREA \* SCENIC VIEW

1.04-ACRE \* FINISHED BASEMENT \* BEAUTIFUL REAR PATIO

J.D. 54" LAWN TRACTOR \* TOOLS \* PERSONAL PROPERTY

**SAT. MARCH 28, @ 9:00 AM \* R.E. @ NOON**



CLEAN 2-STORY COLONIAL



BACK OF HOUSE



REAR STAMPED PATIO



KITCHEN/DINING AREA

**LOCATED AT:** 1012 Rabbit Hill Rd. Lititz, PA \* Warwick Twp

**DIRECTIONS:** From between Rothsville & Brownstown on Rt. 772, turn South on Rabbit Hill Rd, travel  $\frac{3}{4}$ -mile to property on the left.

**REAL ESTATE:** A very clean 2-story Colonial-style house w/ 32'x 47' truck shop on 1.04-acre lot. House was built in 1979, has approx. 1,720 sq. ft. plus 500 in finished basement; main level has 15.5'x 12.5' kitchen w/ beautiful cabinetry, appliances, sink window overlooking backyard; 20.5'x 11.5' rear living room w/ brick fireplace & L.P. insert; sliding door leads to impressive stamped concrete patio; 11'x 12.5' rear private office; 13'x 16' front living room w/ French-doors to office; front door foyer; jack/jill powder bathroom; 7'x 6' covered front porch; 20.5'x 20.5' 2-car garage w/ epoxy floor, 2nd kitchen & laundry hook-up & insulated doors. Second level has 16'x 12' primary bedroom w/ double door closet; 12'x 11' BR#2 w/ closet; 12'x 11' BR#3 w/ closet; full bathroom w/ tub shower. Basement level has 24'x 12' rec. room; 13'x 7.5' sewing/craft room w/ built-in cabinetry; 11'x 9' hobby room. L.P. warm air heat; central A/C; L.P. domestic water heater; private septic; well water; Kinetico water system, UV light & softener; 200-amp elec; good roof. A clean well-cared for property on a low-traffic road, come and take a look.

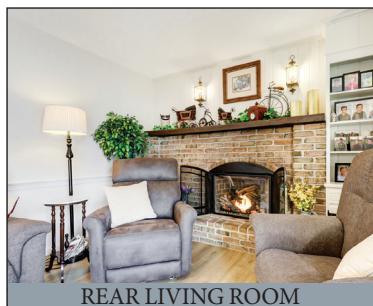
**TRUCK & WORK SHOP:** A newer stick-built 32'x 47' detached shop/garage w/ 36" concrete block wall base; (2) overhead doors (1-is 10'); concrete floor, insulated walls, water hooked up; Warwick Twp & Schools; taxes approx. \$4,278.

**OPEN HOUSE DATES:** Saturdays March 14 & 21, from 1-3 PM. Call/Text Auctioneer 717-587-8906

**BRIEF TERMS:** \$40,000 down payment the day of auction, balance in 60-days. This auction is being held under the terms provided by Attorney Glick, Goodley, Deibler & Fanning 717-354-7700. 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.



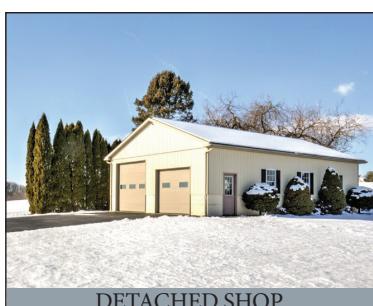
Scan to view



REAR LIVING ROOM



2ND KITCHEN IN GARAGE



DETACHED SHOP

AUCTION BY: Martin & Rutt

Auctioneers, LLC AY2189-L

Michael J. Martin (717) 371-3333

John J. Rutt II (717) 587-8906

Cameron J. Rutt (717)-875-6032



AUCTION FOR:  
JOHN M. & ARLENE W. HURST

More info on other side



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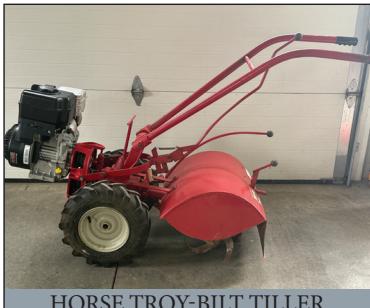
REAR VALLEY VIEW



JOHN DEERE X-530 320



NORTH-STAR 10-K GENERATOR

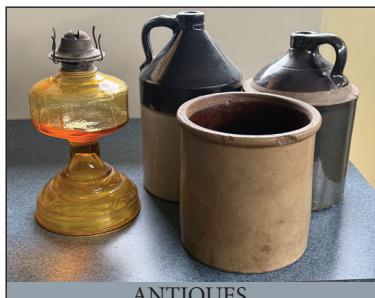


HORSE TROY-BILT TILLER



ERTL TOY TRACTOR

**TOOLS & SHOP ITEMS:** John Deere X-530 riding mower w/ 54" deck, power lift, grass catcher, power steering, 510 hours; John Deere #47 snowblower attachment for 500 series tractor; Troy-bilt horse size tiller; Honda GVC-170 self-propelled mower; mower ramps; car ramps; 3-ton hydraulic floor jack; 3-ton jack-stands; Snap-On 1/2" air wrench; pot-belly stove; Brooder stove; coal-oil stove; (2) large ice chests; gun case; misc. hunting clothing; bikes & bike carrier; pickup bed tarp; Cozy-World propane heater; 50-gal. propane tank; North-star 10,000 PP6 generator w/ electric start; Husky 7-hp air compressor w/ 60 gal. vertical tank (11.8CFM @ 40-psi); Echo leaf blower & vacuum; Stihl 011AVT chainsaw; JD 40-v chainsaw; Dewalt electric saw-zaw; barbell set; handheld vacuum; sewing machine cabinet; Milwaukee oscillating multi-tool saw; red metal wagon; misc. wrench & socket sets; misc. tools; garden hose & reel; Coleman propane 2 burner camp stove; plus more.



OLD KITCHEN CABINET

OLD SALT-GLAZED CROCK

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OFFERING 1% BROKER PARTICIPATION \* R.E. ON-LINE BIDDING AVAILABLE



BATTERY CHARGER

60-GALLON COMPRESSOR



LAND PLOTTING

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