



(Rothsville/Warwick Twp. Area)



# PUBLIC AUCTION

**VALUABLE 2-UNIT RENTAL/INVESTMENT \* .40-ACRE LOT!**  
**2020 Sq. Ft. TRADITIONAL 2-STORY HOME & 2-STORY BARN**  
**THURSDAY, MARCH 12, 2026 @ 4:00 PM**



2-UNIT RENTAL PROPERTY \*, .40-AC.



2020 SQ. FT. 2-STORY DWELLING



3-SECTION STORAGE BARN

**Located at: 1703 Old Rothsville Rd. Lititz, Pa. 17543 Warwick Twp. Lancaster Co.**

**Directions:** From Rt. 272/772 in Brownstown take Rt. 772 W. into Rothsville, turn right on Old Rothsville Rd. to home on left.

**REAL ESTATE:** consists of a 2020 sq. ft. traditional frame vinyl sided 2-story 2-unit dwelling & 2-story frame storage barn on a .40-acre lot. **UNIT #1)** Main floor features a 17.5'x10.5' eat-in style kitchen w/modern white cabinetry, range, microwave & fridge; a 10'x17' living room; BR #1) 16'x12' w/closet; BR #2) 14'x14' w/dbl closet; laundry w/washer & dryer; full bath; basement: 12.5'x22.5' family room w/carpet; utility room w/oil furnace HW heat & 275 gallon fuel tank; inviting wrap-around covered front porch; rear deck; per mo. rent: \$940. **UNIT #2)** 2<sup>nd</sup> floor features a 17'x12' living room; a 17'x10.5' eat-in style kitchen w/modern white cabinetry, range & fridge; BR #1) 12'x15' w/closet; BR #2) 13.5'x13'; full bath; all new insulated windows on 2<sup>nd</sup> level; per mo. rent: \$1,200. Public water & sewer; annual owner expenses: taxes: \$3667; trash: \$637; water & sewer: \$1167; 2025 heat: \$2,693. Total Annual Expenses: \$8,164. Total Annual Income: \$25,680. Approx Annual Profit: \$17,516. **Outbuilding:** a 20'x24' frame 2-story 3-section storage barn; nice wide concrete driveway and parking area.

**OPEN HOUSE: SAT. FEB. 21 & 28 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:** Glick, Goodley, Deibler & Fanning LLP (717) 354-7700.

**Note:** *Valuable 2-unit rental/investment property w/proven positive cash flow, good current long term tenants, property is in very good condition, rural farmland border, located along a side street yet close to all conveniences!*

FOR PHOTOS & DETAILS VISIT [www.martinandrutt.com](http://www.martinandrutt.com)



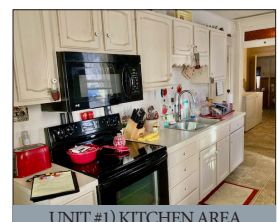
UNIT #2 KITCHEN AREA



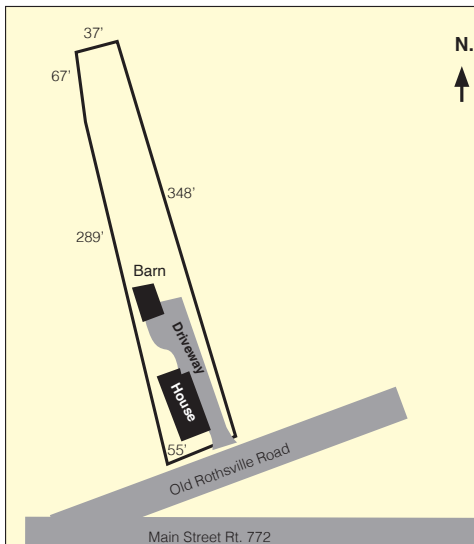
UNIT #1) LAUNDRY/BATH



UNIT #1) PRIMARY BDRM



UNIT #1) KITCHEN AREA



- Valuable 2-unit Rental Property
- 2-Story Home and Barn, .40 Acre Lot
- Warwick Twp. Lancaster Co.
- Annual Taxes: \$3,667

\*This is a land plotting, not a survey.

**AUCTION BY: Martin & Rutt**  
**Auctioneers, LLC AY2189-L**  
**Michael J. Martin (717) 371-3333**  
**John J. Rutt II (717) 587-8906**  
**Cameron Rutt (717)-875-6032**



**AUCTION FOR:**  
**Vincent R. & Jennifer S. Nolt**