



(Rothsville/Warwick Twp. Area)



PUBLIC AUCTION

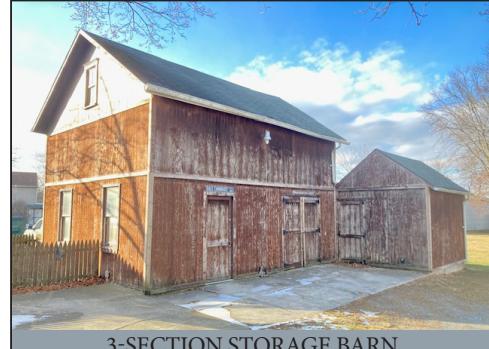
**VALUABLE 2-UNIT RENTAL/INVESTMENT * .40-ACRE LOT!
2020 Sq. Ft. TRADITIONAL 2-STORY HOME & 2-STORY BARN
THURSDAY, MARCH 12, 2026 @ 4:00 PM**



2-UNIT RENTAL PROPERTY * .40-AC.



2020 SQ. FT. 2-STORY DWELLING

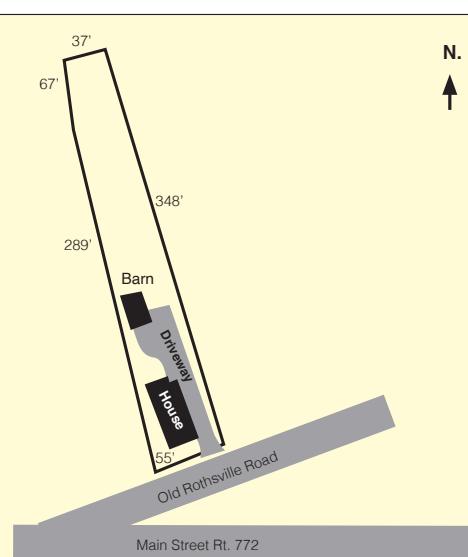


3-SECTION STORAGE BARN

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** 2nd 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 2nd 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.



- 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.

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



UNIT #2 KITCHEN AREA



UNIT #1 LAUNDRY/BATH



UNIT #1 PRIMARY BDRM



UNIT #1 KITCHEN AREA

AUCTION BY: Martin & Rutt
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AUCTION FOR:
Vincent R. & Jennifer S. Nolt