



(Brunnerville & Lititz Area)



HYBRID PUBLIC AUCTION

**3-BR BRICK RANCHER * VIEW FROM REAR DECK
.44-ACRE LEVEL LOT * 2-CAR ATTACHED GARAGE
FINISHED BASEMENT * HOUSE NEEDS RENOVATION
TUESDAY JULY 21, 2026 @ 6:00 PM**



BRICK RANCHER W/ VIEW



FARMLAND VIEWS



BACK PORCH & DECK

LOCATED AT: 1230 Orchard Rd. Lititz PA

DIRECTIONS: From Clay Rd. & Newport Rd. traffic light, travel North on Clay Rd. to second road left, to property on the right

REAL ESTATE LISTING: A 3-bedroom brick Rancher w/ attached 2-car garage on .44-acre lot w/ very nice view from the rear deck & pavilion. House was built in 1957 and has 1,176 sq. ft. (plus basement). House includes a 26.6'x 14.7' dining room & living room combined w/ front bay window, B.I. corner cupboard & hardwood flooring; 11'x 9.6' eat-in kitchen w/ painted older wooden cabinetry, sink window w/ great view; spacious full bathroom w/ shower; 13'x 11.7' BR #1 w/ closet; 11.6'x 10.8 BR #2 w/ closet; 10.5'x 10' BR #3 w/ closet; 22'x 22' rear deck w/ a fantastic view over the neighboring farmland; 24'x 16' covered pavilion in back yard w/ view, concrete floor, elec. service; 22'x 23' attached 2-car garage. Full basement level has 22'x 12.5' older finished family room w/ brick hearth for coal or wood stove; 12.5'x 10' office room; 25'x 12' storage room; laundry hook-up; Bilco doors to outside; large cold cellar. Updated vinyl windows (2018); new roof (2018); new oil furnace & central A/C (2016); new elec domestic water heater (2023); on-site septic & well w/ filter system; mostly hardwood flooring on main level; Warwick Twp & Schools; taxes approx. \$3,462. Good solid house, but does need updates & cosmetic repairs. Owner has already moved and you can settle as soon as you are ready.

OPEN HOUSE DATES: Saturdays July 11 & 18, from 1:00-3:00 PM. Call/Text Auctioneer 717-587-8906.

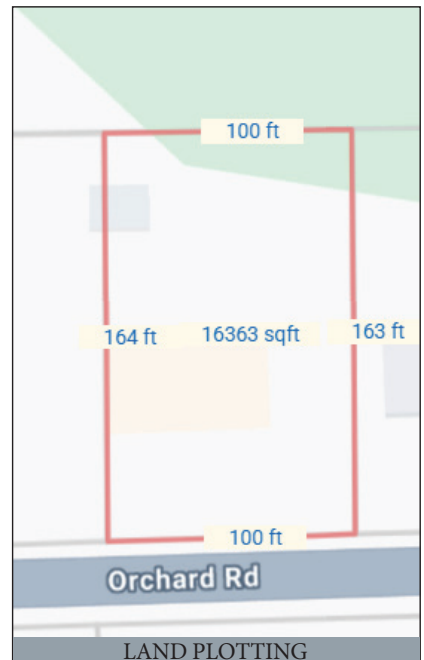
BRIEF TERMS: \$35,000 down payment the day of auction, balance in 60-days or before. This auction is being held under the terms provided by Attorney Tony Schimaneck 717-299-5251. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however the buyer is responsible to verify any/all written information.

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

OFFERING BROKER PARTICIPATION TO REGISTERED AGENTS



FRONT LIVING ROOM



AUCTION BY: Martin & Rutt
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AUCTION FOR:
SUSAN K. HARTMAN