



(Lititz Area)



HYBRID PUBLIC AUCTION

CLEAN BRICK RANCHER * 4-BR & 1-BATH
.39-ACRE LOT * DESIRABLE GEOTHERMAL HEAT
ATTACHED GARAGE * CENTRAL AIR

TUESDAY SEPTEMBER 29, 2026 @ 6:00 PM



CLEAN 4-BR RANCHER



LEVEL BACKYARD



NICE EAT-IN KITCHEN

LOCATED AT: 910 Pine Hill Rd. Lititz PA 17543

DIRECTIONS: Turn off of E. Newport Rd. (772) onto Clay Rd. Take first road left, house is half mile on left

REAL ESTATE: Solid, one-floor living in the heart of the sought-after Warwick School District. This 4-BR, 1-bath rancher offers a great opportunity to add your own updates and build instant equity. This house was built in 1966 w/ approx. 1,120 sq. ft (on main level) & is nestled on .39 acre; 16.5'x16' living room w/ large bay window; 14'x10' kitchen w/ window over sink & includes appliances; BR#1 13'x11 w/ double closet; BR#2 12.5'x9.5' w/ closet; BR#3 13'x9' w/ double closets; main level full bathroom w/ tub/shower; The finished 25.5'x21.5' basement adds significant value, offering additional living space that can be utilized as a recreation area, home office, or extra storage; BR#4 in basement 16.5'x9.5' w/ closet & egress style window; 16.5'x16.5' utility room; Outside, enjoy a level backyard and mature trees and in the front an attached 26'x11' one-car garage! Bring your vision and make this one your own! Geothermal heat (2016); public water, private sewer; central a/c; radon mitigation system; Warwick School District; lawn-mower shed; taxes approx. \$3,240.

OPEN HOUSE: Saturday Sept. 12 1-3pm, Saturday Sept. 26 1-3pm – Call/Text Auctioneer 717-875-6032

BRIEF TERMS: \$30,000 down payment the day of auction, settlement in 60-days or before. This auction is being held under the terms provided by Attorney Justin Bollinger 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

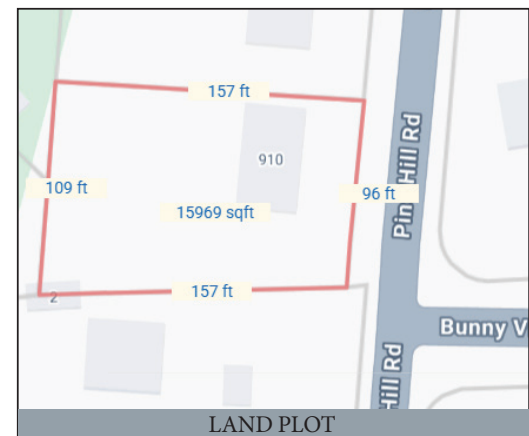


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OFFERING BROKER PARTICIPATION, AGENTS MUST REGISTER



DESIRABLE FRONT LIVING ROOM



LAND PLOT

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



AUCTION FOR:
ERMA & CLYDE HOOVER