



(Manheim Twp. /Lancaster Area)



PUBLIC AUCTION

**3-BDRM, 1-BATH CAPE COD STYLE HOME * .17-AC. LOT
GREAT POTENTIAL RENTAL/INVESTMENT * (NEEDS TLC!)**

TUESDAY, NOVEMBER 10, 2026 @ 4:00 PM

**** OFFERING LIVE & ONLINE BIDDING ****

Located at: 1180 Hunsicker Rd. Lancaster, Pa. Manheim Twp. Lancaster Co.



1,069 SQ. FT. CAPE COD STYLE HOME



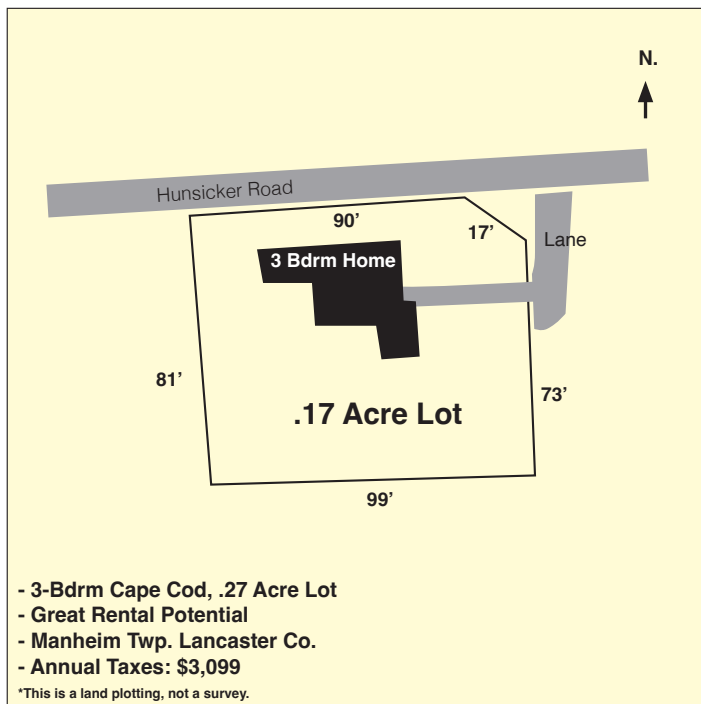
3-BDRM, 1-BATH HOME * .17-ACRE LOT



HOME W/SUMMER KITCHEN (NEEDS TLC)

Directions: From Oregon Dairy follow Rt. 272 W. to 1-mi. left on Hunsicker Rd. 1-mi. to home on right.

Real Estate: consists of a 1,069 sq. ft. frame Cape Cod style dwelling on a .17-acre rural lot. Main floor includes a 12x14 eat-in style kitchen w/appliances; 12x18 living room; 9x11.5 family room; full bath; 7x11 mud room/laundry w/washer & dryer; attached 14x12 garden/tool storage room; also attached 15x12 vintage summer kitchen w/huge fireplace; upper level includes 3-bedrooms, full rear dormer; home is in need of TLC, "fixer-upper special"; great potential for rental/investment property. Public water & on-site septic; oil furnace heat; 275 gallon tank; aluminum siding, insulated windows, good shingle roof; annual taxes: \$3099.



- 3-Bdrm Cape Cod, .27 Acre Lot
- Great Rental Potential
- Manheim Twp. Lancaster Co.
- Annual Taxes: \$3,099

*This is a land plotting, not a survey.

Open House: Sat. Oct. 24 & 31 from 1-3 pm for info call/text auctioneer @ (717) 371-3333.

Terms: \$25,000 down day of sale, balance by Dec. 31, 2026.

Attorney: Tom Gish (717) 291-1700

Note: *This fixer-upper home is located in rural Manheim Twp. surrounded by preserved farmland. Property is being sold to settle the estate; sellers are very motivated to sell! Come prepared to buy this valuable rental or personal residence!*

**** Broker Participation Offered ***

Contact Auctioneer @ (717) 371-3333 **

FOR PHOTOS & DETAILS VISIT

www.martinandrutt.com

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



AUCTION FOR:
the Herbert M. Carter estate
(Exec. Nelson Rohrer)