



HESS
AUCTION GROUP

Public Auction

REAL ESTATE

2.3 ACRE WOODED LITITZ PLOT WITH FARMLAND VIEWS



Thurs. April 1, 2021 • 6PM

**SEGO SAGO RD.
PARCEL # 500-35071-0-0000
ADJACENT TO:
173 SEGO SAGO RD. LITITZ, PA 17543**

This 2.3-acre woodland lot, tucked away on quiet back roads of rural Lancaster County, overlooks several ag. preserved farms. It is close to shopping, restaurants and entertainment in Lititz, named the cutest small town in America, as well as nearby medical campuses. Quick access to Routes 501 (Lititz Pike), 72 (Manheim Pike), and 772 (Fruitville Pike), makes commuting to metropolitan areas easy. Perfect location to build your dream home!

**Auction for: James R. Spahr & Joanne S. Welsh
Attorney: Anthony Schimaneck**

For information about financing call 717-664-5238

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 45 days.
Announcements made on day of sale take precedence over advertised information.

JOHN M. HESS AUCTION SERVICE 717-664-5238 or 877-599-8894 HESSAUCTIONGROUP.COM
AY000253L



Lot Size: 2.3 Acres
Water/Sewer: Well & Septic will need to be installed
Zoning: Agricultural
Taxes: \$1,627.77
School District: Manheim Central SD
Township: Penn Township

LENDERS

Chris Karshin Fulton Bank 717-682-0693 CKarshin@fultonmortgage company.com	Dwight Rohrer First Citizen's Community Bank 717-572-1492 ddrohrer@bihbank.com	Megan Livengood Bank of Bird-In-Hand 717-929-2208 mlivengood@bihbank.com	Marvin Charles MidAtlantic Farm Credit 717-368-7387 mcharles@mafc.com	Dale Hershey Univest 717-519-7077 hersheyd@univest.com
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