



**HESS**  
AUCTION GROUP

**Public Auction**  
REAL ESTATE

# MANHEIM TWP PROPERTY ON OUTSTANDING LOT



**Tue. April 4, 2023 • 6PM**

**2424 LITITZ PIKE  
LANCASTER, PA 17601**

**T**his custom-built home is extremely well located, just outside of Lititz in the town of Neffsville on a semi-secluded, partially wooded lot, but is in need of cosmetic improvements. **The first floor of the home** includes 3 bedrooms, and a full bath with laundry area. **The second floor** hosts a surprisingly open floorplan featuring a kitchen, living room, dining room, powder room and access to large, raised deck overlooking surrounding wooded acreage. **Additional amenities** include a garden shed, walking distance to Landis Woods Park and close proximity to Manheim Township school district buildings.

**SHOWN BY APPOINTMENT**

Auction for: Joan B. Rineer Est.  
Attorney: John Gibbel

\*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



**Type:** Two-Story  
**Construction:** Frame  
**Exterior:** Wood  
**Roof:** Composition Shingle  
**Square Footage:** 1,458sq. ft.  
**Lot Size:** 0.70 acres  
**Year Built:** 1981  
**Heating/Cooling:** Electric Baseboard Heat

**Electric:** 200amp  
**Water/Sewer:** Public  
**Zoning:** Residential  
**Taxes:** \$3,263  
**School District:** Manheim Township SD  
**Township:** Manheim Township

### First Floor

**Bedroom 1:** 10'4" x 12'5", Carpet  
**Bedroom 2:** 10'3" x 10', Closet, Carpet  
**Bedroom 3:** 10'4" x 12'4", Carpet  
**Bathroom:** 10'5" x 9', Tub/Shower Combination, Carpet, **Laundry Closet:** 3'2" x 6'

### Second Floor

**Open Living Space:** 21'11" x 26'4"  
**Kitchen:** Center Island with Cooktop, Wall Oven, Vinyl  
**Living Area:** Patio Door to Wood Deck, Closet  
**Powder Room:** 3'2" x 7'11", Carpet

### Exterior

**Wood Deck**

**\*All Measurements are Approximate\***



### LENDERS

**Chris Karshin**  
Fulton Bank  
717-682-0693  
CKarshin@fultonmortgag  
ecompany.com

**Dwight Rohrer**  
Bank of Bird-In-Hand  
717-572-1492  
drohrer@bihbank.com

**Megan Livengood**  
Bank of Bird-In-Hand  
717-929-2208  
mliven-  
good@bihbank.com

**Marvin Charles**  
Farm Credit  
717-368-7387  
mcharles@horizonfc.com

**Dale Hershey**  
Univest  
717-519-7077  
hersheyd@univest.net

**Jason R. Landis**  
First Citizens Community  
Bank  
717-575-7435  
jrlandis@myfccb.com

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.