![Hess Auction Group logo] **HESS** AUCTION GROUP

# PUBLIC AUCTION

# SECLUDED LITITZ 3 BEDROOM HOME

**Tuesday, October 28, 2025 • 6pm**

**517 Hackman Rd.
Lititz, PA 17543**

This secluded 1.2 acre property with a three-bedroom home sits at the end of a long driveway and offers easy access to downtown Lititz as well as Routes 322 & 501. **The main floor of the home features** a family room, kitchen, formal dining room, a full bathroom and the three bedrooms. **The partially finished basement hosts** an additional family room with a fireplace, a convenient powder room, and a dedicated laundry room. **Additional amenities include** an oversized attached 1-car garage and a detached 1-car garage, all on a large wooded lot. **Don't miss this opportunity to renovate this home or build your dream home in Lititz!**



**Open Houses: Sat. Oct. 18, 1pm-3pm & Tues. Oct. 21, 5pm-6:30pm Or Call For An Appointment**





## FEATURES

✓ **PRIVATE LOT**    ✓ **FIREPLACE**    ✓ **ATTACHED & DETACHED GARAGE**

Auction for: Geraldine J. Simmons Estate
Attorney: Justin Bollinger

**LEAD AUCTIONEER: Phil Nissley**

**Type:** Bi Level
**Construction:** Frame
**Exterior:** Metal Siding
**Roof:** Composition Shingle
**Garage:** Attached & Detached 1-Car Garage
**Square Footage:** 1,328 sq. ft.
**Lot Size:** 1.22 acres
**Year Built:** 1971

**Heating/Cooling:** Electric Baseboard
**Water/Sewer:** Well Water/ Septic Sewage
**Zoning:** Rural Estate
**Taxes:** $3,697
**School District:** Warwick SD
**Township:** Warwick Twp.



**\*For information regarding our recommended financial lenders 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.