

# Akron/Rothsville/Millway Area Public Auction

1.6 +/- Acre • Bordering Cocalico Creek  
3 BR 1 1/2 Bath Dwelling • 3 Car Garage / Barn  
Friday, April 12 @ 6:00 PM

14 Middle Creek Road, Lititz, PA 17543 - Lancaster County



**Directions:** From Ephrata Route 272 S. to right onto Rothsville Rd to right onto Middle Creek Rd to property on left.

**Property Description:** 1.6 +/- acre Lancaster Co. property with 3 bedroom 1 1/2 bath 2 story dwelling. House has eat in kitchen, family room, living room, 1st floor laundry and full bath. 2nd floor with 3 bedrooms and 1/2 bath. Daylight basement with finished area and workspace. House has central air and electric heat. Property also has 3 car garage / barn 21' x 35' and 12' x 20' storage shed with electric. Property has well and onsite septic.

**Open House Dates:** Saturdays March 16th & 23rd from 1-3 PM And Thur. March 21 from 6-8 PM.

**Terms:** Down payment of \$25,000.00 required day of auction. Settlement on or before May 30th, 2024, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 4400.00.

**Attention Realtors:** 1% broker participation offered to Realtors with pre-registered buyer. See website for details.

**Auctioneers Notes:** Be sure to check out this 1.6-acre country location in Ephrata Township and Ephrata Area School District. Property features Cocalico Creek frontage, large garden and yard areas, spacious garage/barn and a house that's move in ready. All information is deemed to be accurate, but not guaranteed.

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com)

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