



**PUBLIC AUCTION**  
**OF VALUABLE REAL ESTATE**  
**6.37 m/ ACRE FARMETTE**  
**2-1/2 STORY, 4 BEDROOM HOUSE,**  
**DETACHED GARAGE W/OFFICE SPACE ABOVE**  
**SAT., OCT. 23, 2010**  
**2:00 P.M.**



**6.37 Acres - Zoned Agriculture**  
**Strasburg Twp., Lampeter Strasburg School District**

Located at 140 Strubel Rd., Strasburg Twp., Lanc. Co., PA. Directions: From the square in Strasburg go south on S. Decatur St. (May Post Office Rd.) 3 miles, turn left onto Lantz Rd., right on Strubel Rd.

**Real Estate: 4 Bedroom, 3 Bath, 3000 Sq. Ft., 2-1/2 Story Brick Colonial, Detached 3 Car Garage w/ Finished Office Space Above .**

**First Floor:** Eat-in kitchen w/custom cabinetry, tile floor, skylight, exposed beams, Jenn Air cook top & oven, built-in GE microwave w/convection oven, GE dishwasher; laundry w/mudroom; master bedroom w/full bath, walk-in closet, garden room w/cathedral ceiling & heated tile floor; living room w/brick hearth, glass doors lead to private rear yard patio deck, covered front sitting porch; foyer; study; full bath.

**Second floor:** 3 bedrooms w/closets; full bath w/linen closet; hall closet; covered balcony; stairs leading to attic storage.

**Finished Basement:** Large family room w/brick hearth & wood burning stove; utility room & connected one car garage.

**Home Heating:** Elect. baseboard on second floor; master bedroom & garden room w/radiant floor heat; the rest of the first floor and basement gas fired hot water baseboard heat.

**Detached 36'x26' Fame w/Cypress Siding 3 Car Garage w/9'x36' storage.** Upper level consists of 750 sq. ft. of finished offices w/ 1/2 bath, gas fired hot air heat, central air. Property has on-site water and sewer.



**Open House:** Sat., Sept. 4, Sept. 18 and Oct. 2 from 2:00 to 4:00 p.m. or for appt. call 717-687-0786. \$30,000 down day of sale, balance on or before December 13, 2010.

**Auctioneer's Note:** This is a beautifully landscaped well-maintained property nestled among the trees in a quiet country setting.

**Auction Conducted for:**  
**Paul and Shirley Lantz**

Nicholas T. Gard, Atty.

**Robert E. Martin & Sons, Auctioneers**  
Jeffrey R. Martin - Michael L. Martin - Randall L. Ranck  
AU003567L www.remartinauctions.com 717-687-0495



