



(Farmersville Area)



PUBLIC AUCTION

**2-STORY FRAME HOUSE * 4 BR'S * LARGE KITCHEN
75'x 35' DETACHED 2-LEVEL GARAGE w/ (4) BAYS**

TUESDAY, NOVEMBER 20, 2018 @ 4:00 PM



4 BR COLONIAL



CUSTOM EAT-IN KITCHEN



75' X 35' 2- STORY SHOP

Located at: 34 East Farmersville Rd. Ephrata Pa. 17522

DIRECTIONS: From square in Farmersville, travel East on East Farmersville Road for ¼ mile to property on left.

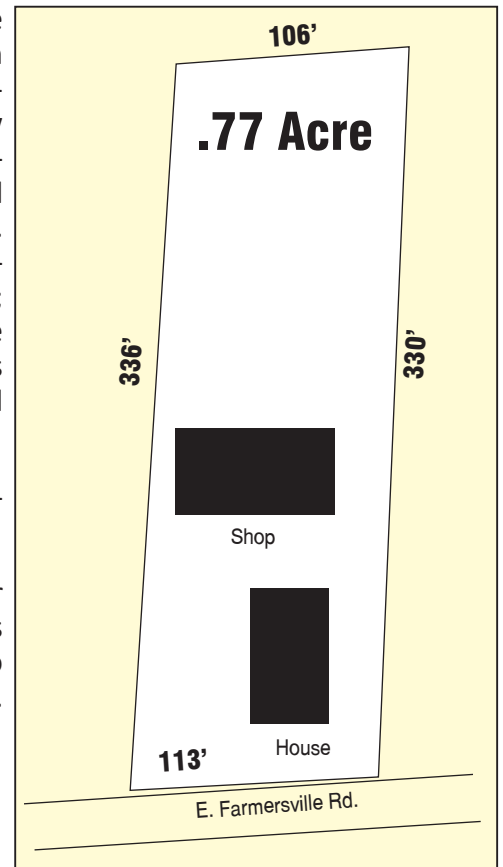
REAL ESTATE DETAILS: An approx. 2,216 sq. ft. Colonial 2-story house w/ 4 bedrooms & huge detached two level garage on .77 acre level lot. House is clean and includes a large beautiful eat-in kitchen w/ abundant custom cabinetry, pantry, built-in desk, lots of windows; oversized living room; family room; formal parlor; side sunroom serves as mud room w/ large window bench; main level laundry; 1.5 bathrooms; open banister stairway; 4 bedrooms (some have closets, 1 has balcony); attic storage; charming covered front porch; oil fired H/W radiator heat & domestic water (2002); new elec. wiring & panel (2015); central vacuum; great small town living in Farmersville! **DETACHED SHOP/GARAGE** is 75'x 35' w/ (4) bays for cars or pickups; center section (great for hobby shop) has heat; second level w/ concrete floor is great for storage or small animals; plenty of work areas; garage doors have openers; huge yard behind shop; West Earl Twp; desirable CV School District; approx. total taxes \$3,609.00; zoned Residential.

OPEN HOUSE DATES: Saturdays, Nov. 10 & 17, from 1-3 PM. Call/Text auctioneer for more information at 717-587-8906.

BRIEF TERMS: 10% down day of auction, balance in 60 days or before. For complete terms please call Attorney Charles Benner at 717-656-4201. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however buyer is responsible to verify any/all information. Auction held under the Attorney's terms.

Please visit our website at www.martinandrutt.com

FREE REFRESHMENTS AT OUR AUCTION



**AUCTION BY:
MARTIN & RUTT AUCTIONEERS**

AY2189

John J Rutt II (717) 587-8906

Michael J. Martin (717) 371-3333



**AUCTION FOR:
PHARES W. HURST ESTATE**