



(Ephrata Boro Area)



# PUBLIC AUCTION

**3 BR HOUSE w/ OFF-STREET PARKING  
OVERSIZED LOT & LARGE HOUSE**

**THURSDAY, JANUARY 31, 2019 @ 4:00 PM**



3 BEDROOM SEMI



EAT-IN KITCHEN



FRONT LIVING ROOM

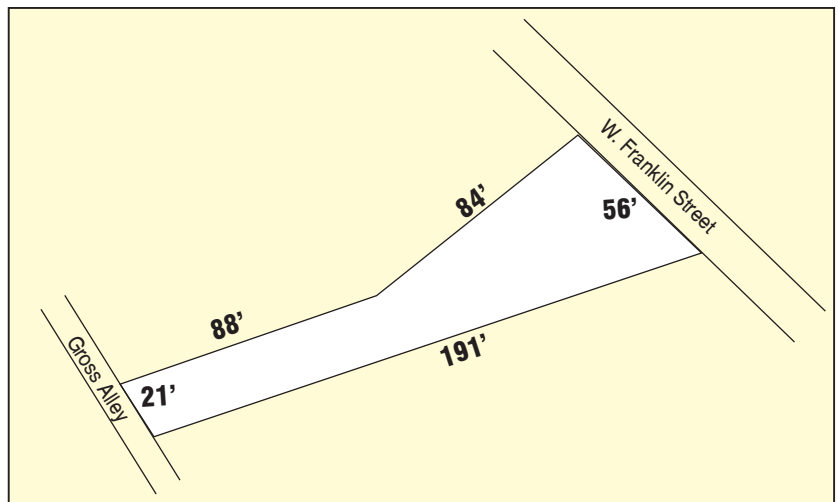
**Located at: 284 W. Franklin St. Ephrata Pa. 17522**

**DIRECTIONS:** From W. Main St. in Ephrata, turn West on S. Oak St., second road left, to property on right.

**REAL ESTATE DETAILS:** A large framed 3 bedroom house w/ off-street parking in front & back. House has approx. 1,488 sq. ft.; eat-in style kitchen; large front living room w/ open stairway banister; rear family room; huge side sunroom; half bathroom on main level, full upstairs; master bedroom w/ 2 closets; 2 additional bedrooms; steps to attic storage; rear treated wood deck; laundry hook-up in basement; updated elec. service; updated oil warm air heat; public water & sewer; lot size approx. 7,405 sq. ft. House seems solid, could use general cleanup, close to schools, great for first time home buyer or wonderful investment opportunity, total taxes approx. \$2,878.00

**OPEN HOUSE DATES:** Saturday, Jan. 19, from 1-3 PM. Call/Text auctioneer for details 717-587-8906.

**BRIEF TERMS:** 10% of sold price down day of auction, balance in 45 days or before. For complete terms please call Attorney Kling & Deibler at 717-354-7700. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however buyer is responsible to verify all information and is buying the property as-is according to the terms of the Attorney.



**Please visit our website at [www.martinandrutt.com](http://www.martinandrutt.com)  
REGISTER FOR 1% BROKER PARTICIPATION**

**AUCTION BY:  
MARTIN & RUTT AUCTIONEERS**

**AY2189**

**John J Rutt II (717) 587-8906**

**Michael J. Martin (717) 371-3333**



**AUCTION FOR:  
ERIC WEAVER**