



(Martindale/Hinkletown Area)



PUBLIC AUCTION

3-VALUABLE REAL ESTATE TRACTS!

#1) 4-BDRM BRICK 2-STORY DWELLING w/GARAGE * 1-AC. LOT

#2) 12+ ACRES PRIME FARMLAND w/1,100' RD. FRONTAGE

#3) 22.4-ACRES PRIME FARMLAND w/380' RD. FRONTAGE

WEDNESDAY, OCTOBER 30, 2019 @ 2-PM



4-BDRM BRICK 2-STORY HOME



2,456 SQ. FT. HOME * 1-AC. LOT



ATTACHED 1-CAR GARAGE

Located at 511 Martindale Rd. Ephrata, Pa. Earl Twp. Lancaster Co.

DIRECTIONS: From Rt. 322 Hinkletown take Martindale Rd. to right on Kurtz Rd. to auction properties.

PARCEL #1: Features a 2,456 sq. ft. 2-story brick & frame 4-bdrm (1915) farmhouse. Main floor includes a raised panel custom cherry kitchen; dining area; laundry/mudroom; ½ bath; family room & living room; wrap-around covered porch; upper level includes 4-bed-rooms & full bath; walk-up attic storage; basement includes 2-utility rooms & 1-car garage; central AC; oil HW heat; on-site well & septic system; wide macadam drive & parking area; level lot w/mature shade. Annual taxes: \$4,475. This lot borders parcel #2 on south & east sides.

PARCEL #2: Features a 12+ acre tract of prime highly productive farmland enrolled in "Clean & Green" tax relief program. Parcel offers 781' frontage along Martindale Rd. & 341' along Kurtz Rd. Entire tract is level tillable fields and presents a fine opportunity for produce/crop/tobacco farm! **Annual Taxes: \$290!**

PARCEL #3: Features a 22.4-acre tract of prime highly productive farmland enrolled in "Clean & Green" tax relief program. Parcel offers 380' frontage along Kurtz Rd. Parcel #3 is located opposite parcel #2. Total tillable acreage is approximately 21-acres are and would be ideally suited for produce/crop/tobacco farm! **Annual Taxes: \$453!** Parcels 2 & 3 may be inspected anytime.

NOTE: *Tracts will be offered for sale individually as well as combined. Don't miss this auction offering an excellent opportunity to purchase valuable Earl Twp. real estate with many potential uses!*

TERMS: 10% down day of sale, balance on or before 60 days. For complete details on auction terms & conditions contact Attorney Kate Durso @ (610) 351-5204.

**Offering Broker Participation call (717) 371-3333 for details!
For photos & listing visit www.martinandrutt.com**

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
AY2189
Michael J. Martin (717) 371-3333
John J Rutt II (717) 587-8906



AUCTION FOR:
New Enterprise Stone & Lime Co. Inc.

Additional info on
reverse side





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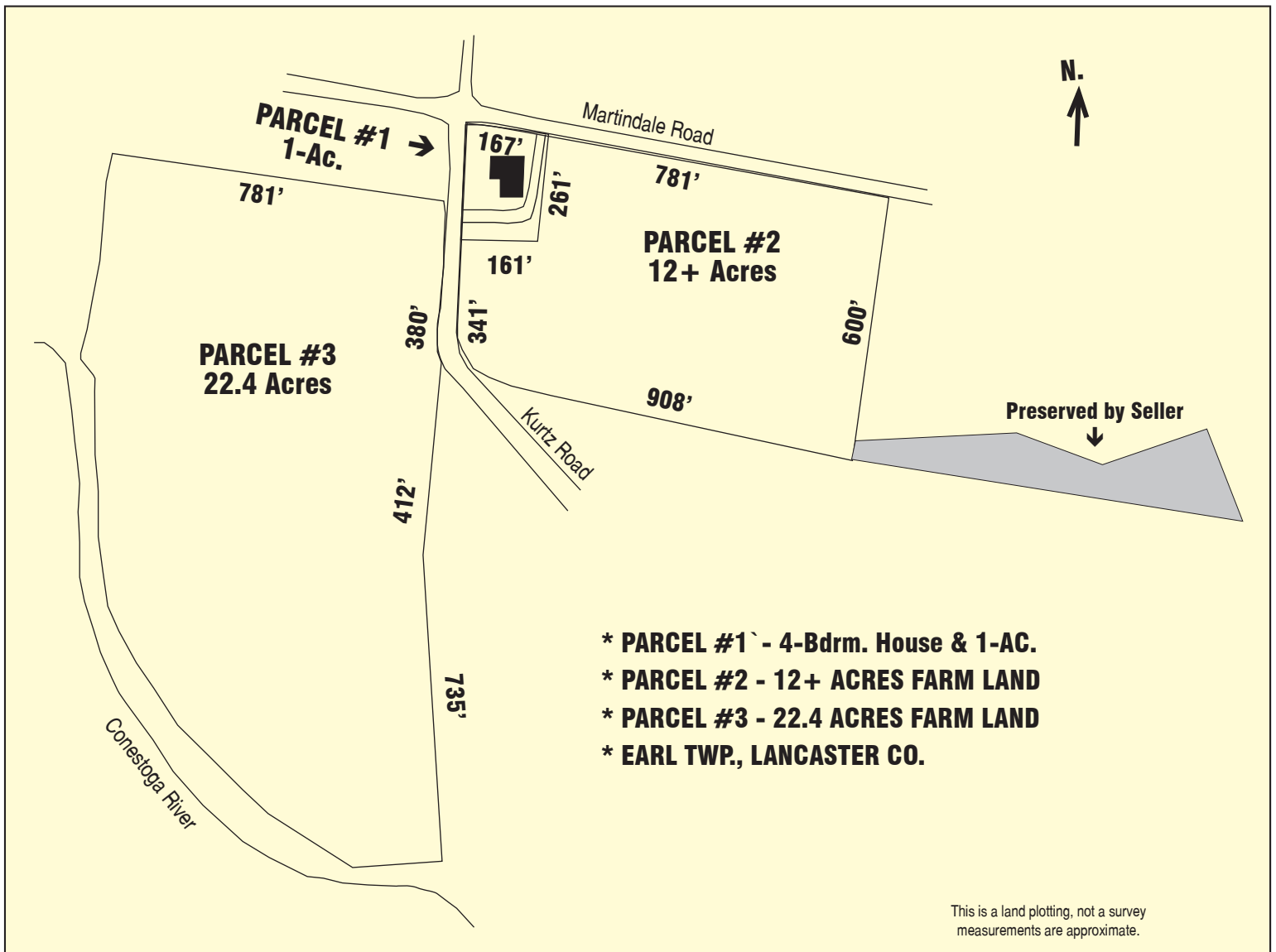
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