



(Voganville Area)



PUBLIC AUCTION

2.5 STORY COLONIAL HOUSE w/ 4 BEDROOMS .47 ACRE LOT * SEVERAL GARAGES & SHOPS * NICE

THURSDAY, JUNE 25, 2020 @ 6:30 PM



COLONIAL 2.5 STORY



SEVERAL NICE GARAGES



INSIDE 1 OF THE GARAGES

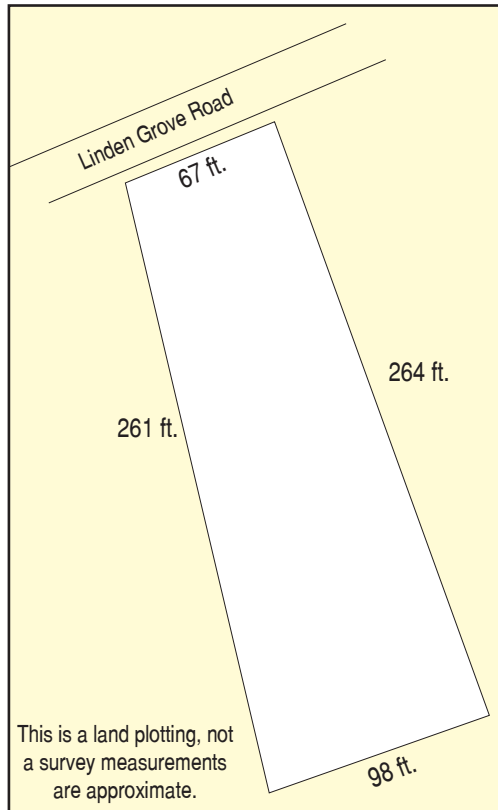


OPEN FLOOR-PLAN

Located at 332 Linden Grove Rd. Ephrata, Pa 17522

DIRECTIONS: From Rt. 23 on West side of New Holland, travel North on N. Shirk road for 2.6 miles to stop sign. Turn left on Linden Grove Rd., travel .8 mile to property on left.

REAL ESTATE: A very nice 2.5 story brick/vinyl siding colonial style house w/ several outbuildings on .47 acre level lot. House has approx. 2,355 sq. ft. and includes a large eat-in kitchen w/ custom Zimmerman cabinetry; open to roomy living room w/ lots of windows for natural lighting; front family room w/ original wood trim posts and bookcases; charming front sun room w/ exposed brick wall; main level laundry/mud room; full bathroom on each level; 4 bedrooms w/ closets; attic storage area; partial basement has one room & cold cellar; updated insulated windows; oil fired hot water radiator furnace; on-site well & septic; Earl Twp.; E-Lanco School District; zoned Residential (current excavating business); total taxes are approx. \$4,056.



GARAGES/SHOPS: 44'x 30' fabrication shop has concrete floor, 10' overhead door, water hook-up, w/ heat & 220V electric, nice office room w/ outside & inside entrances; 40'x 17' garage has concrete floor, overhead door, electric & heat; 30'x 26' garage has concrete floor, overhead door, electric, & higher center ceiling; storage barn.

OPEN HOUSE: Saturdays June 13 & 20, from 1-3 PM. Call/Text auctioneer at 717-587-8906.

TERMS: 10% down day of auction, balance in 60 days. For complete terms please call Attorney Kling & Deibler at 717-354-7700. This auction is held under the terms of the Attorney.

**For photos & listing visit 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:
MELVIN M. MARTIN
717-278-8777