



(Ephrata Area)

# PUBLIC AUCTION



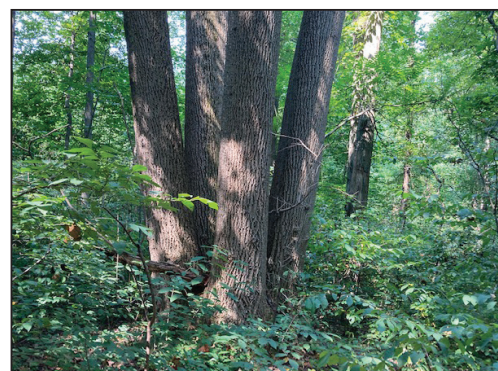
**2-WOODED BUILDING LOTS w/DEEDED RIGHT-OF-WAY ACCESS!**  
**Lot #1) 3.2-ACRES \* Lot #2) 3.1-ACRES \* EPHRATA TOWNSHIP!**  
**TUESDAY, OCTOBER 5, 2021 @ 6-PM**

Located off Dogwood Drive & Ridge Ave. Ephrata, Pa. Ephrata Twp., Lancaster Co.

**DIRECTIONS:** AUCTION HELD AT DOGWOOD DRIVE LOCATION. From Glenwood Drive N. turn left onto Dogwood Dr. follow signs to auction site.

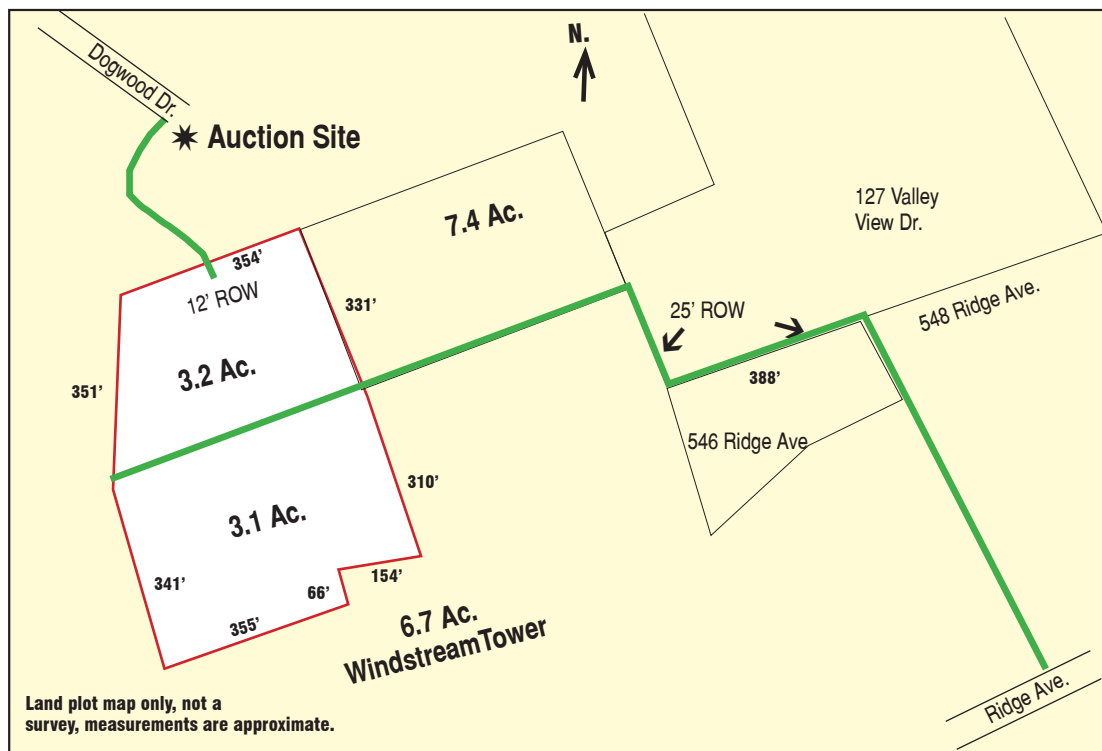
**REAL ESTATE:** Consists of 2-wooded building lots each with deeded right-of-way access easements.

**LOT #1) 3.2-ACRES:** located off Dogwood Drive has a 12' right-of-way easement access to property. Wooded w/gentle slope, rectangular shaped lot offers mature timber & spectacular views of the Cocalico Valley, south boundary borders lot #2; zoned residential. PIN #2705993100000



VALUABLE MATURE TIMBER

**LOT #2) 3.1-ACRES:** includes a 25' right-of-way easement off of Ridge Ave. @ 546 & 548 Ridge Ave. Rectangular shaped wooded lot w/gentle slope, mature timber & great views of the Cocalico Valley; zoned residential. PIN #2707308200000.



**INSPECTION: Properties May Be Inspected Anytime!**

**TERMS:** 10% down day of sale, balance on Lot #1 by Dec. 5, 2021; balance for Lot #2 by Jan. 5, 2021. **LOTS TO BE OFFERED INDIVIDUALLY as well as COMBINED!**  
Attorney: Kling & Deibler (717) 354-7700.

**BROKER PARTICIPATION OFFERED \* Contact Auctioneer For Details!**

**For photos & full listing visit [www.martinandrutt.com](http://www.martinandrutt.com)**

**AUCTION BY:**  
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**AUCTION FOR:**  
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