



(Ephrata Area)



PUBLIC AUCTION

3-BDRM 1.5 BATH BRICK RANCHER w/CARPORT * .24-AC. ANTIQUES * SILVER COINS * FARM TOYS & TRUCKS * TOOLS SAT. MAY 6, 2023 @ 9-AM/Real Estate @ NOON



2-CAR CARPORT & GARAGE



3-BDRM BRICK RANCHER * .24-AC.



1,114 SQ. FT. (1955) RANCHER

Located at 422 Washington Ave. Ephrata, Pa. 17522

DIRECTIONS: From Main St. (Rt. 322) Ephrata, Pa. turn north onto Washington Ave. to home on left.

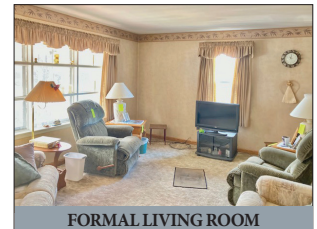
REAL ESTATE @ NOON: Consists of a 1,114 sq. ft. (1955) 3-bedroom rancher w/attached carport on a .24-acre lot. Main floor features a covered front porch, 12'x18' formal living room w/bay window; eat-in style cherry cabinetry kitchen w/bar, pantry & appliances; 3-bedrooms & full bath; lower level includes a laundry hook-up, 1/2 bath; finished family room or 4th bedroom; work shop area; ground floor walk-out basement; oil heat, central AC; public water & sewer; annual taxes: \$3,059; 1-garage bay; 24'x30' covered carport; macadam drive & parking area; nice level rear yard w/alley access.

OPEN HOUSE: SAT. APRIL 15 & 22 from 1-3 PM for info call/text auctioneer @ (717) 371-3333

TERMS: 10% down day of sale, balance on or before 60-days. Attorney: Tony Kilkuskie (717) 738-2431.

Note: Charming brick rancher ideal for 1st time home buyer; retirement or investment; convenient one-floor living! Located within walking distance to most services; Ephrata area schools.

For photos & complete listing visit www.martinandrutt.com



FORMAL LIVING ROOM



CUSTOM CHERRY KITCHEN



ERTL FARM TOYS & TRUCKS

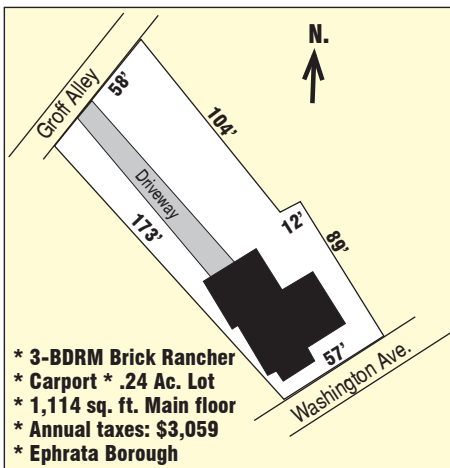


NEW HOLLAND FARM TOYS

Silver Coins @ 9-AM: Lots of silver dollars, halves, qtrs, dimes, etc. Early coin collection books-some partials; Coins not on premises until sale day!

Personal Property: New Holland farm toys & trucks; skidsteer, sq. baler, combine, corn sheller, backhoe, banks, Belleville cast pan; 24-Hess trucks, Winross; glass showcase; pink Depression & Carnival glass; cast aluminum soldiers & military toys; 3-marble rollers & early marble collection; Sperry child's wagon; lots of new trucker/ball caps; lots of misc. cookware & kitchen items; dinette set; dbl & single beds; file cabinets; washer & dryer (nice); rocker; power lift chair; lots of misc. hand & power tools; bench grinder; hand cart; wheelbarrow; rakes & shovels; leaf blower; storage racks; concrete lawn ornaments; plus much more

TERMS: Cash, PA check or credit card w/3% fee; good food served; sale held under tent, bring your chair!



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



AUCTION FOR:
the Donald H. Bender estate