



(Ephrata & Lincoln Area)

PUBLIC AUCTION

2.91-ACRES w/ 3-BR BRICK RANCHER

5.17-ACRE VACANT LOT ZONED R-1 RESIDENTIAL

STONE TROUGHS * 2018 FUSION * SILVER * ANTIQUES

SATURDAY, APRIL 6, 2024 @ 8:30 AM * R.E. @ 12:30 PM



2.91-ACRE & 3-BR'S

Located at 740 Lincoln Garden Rd. Ephrata PA 17522

DIRECTIONS: From Ephrata, travel West on Rt. 322 thru Lincoln and turn right on Hackman Rd. (at Martin's Country Market) go ¼ mile to property on the right. (Corner of Hackman & Lincoln Garden Rd.).

HOUSE REAL ESTATE: An impressive, well-built brick Rancher w/ 3-bedrooms and oversized 2-car garage on 2.91-acres. House is in R-1 Residential zoning; was built in 1979, has 1,955 sq ft on the main level, plus 1,827 unfinished basement; nice kitchen has abundant wooden cabinetry w/ marble tops, tile backsplash, appliance cabinet, S.S. frig, stove, dishwasher, built-in desk, sink window overlooks backyard; open to dining area has patio doors to 30'x 9' concrete patio; 22'x 14' living room w/ propane-fired brick fireplace, 9.5' cathedral ceiling; 20'x 14' formal recreation room w/ front Bay-style window; 25' wide covered front porch; 13.5'x 12.5' primary bedroom w/ his/her closets; full primary bathroom w/ shower; 12'x 11.5' bedroom #2 w/ double door closet; 12'x 10.5' bedroom #3 w/ double door closet; full common area bathroom w/ tub shower & closet; hallway has 9' closet; 11'x 7.5' laundry/mud room w/ closet & cabinetry; oversized 2-car garage is 33' wide x 22' deep & insulated garage doors. Huge unfinished basement w/ Bilco concrete outside steps; warm air heat-pump; central air; 200-amp electric service; on-site septic; private well & softener; security system; updated windows; good roof; central vac; old sandstone front walkway; Clay Township; Ephrata School Dis; total taxes approx. \$7,156. A very clean house, come and take a look to see how this dream property could be yours.



OPEN HOUSE DATES: Saturdays March 23 & 30, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

BRIEF TERMS: 10% down payment, balance in 60 days or before. This auction is held under the terms provided by Attorney Gardner & Stevens 717-733-3330.



SCAN TO VIEW

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



AY2189

AUCTION FOR:
KATHRYN HACKMAN ESTATE

More info on other side





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LARGE BRICK RANCHER



CHARMING LIVING ROOM



IMPRESSIVE KITCHEN



AERIAL VIEW



2018 FORD FUSION 15-K



(3) OLD STONE TROUGHS



ANTIQUES



GRISWOLD PANS

VACANT RESIDENTIAL LOT: A very desirable 5.17-acre vacant lot; **zoned R-1 Residential** (allowing single family detached by right, semi-detached by special exception); Clay Twp; total tax \$2,012. A wonderful opportunity for you to bring your development dreams and watch your investment take shape.

PERSONAL PROPERTY: White 2018 Ford Fusion car, SE, Black leather interior, sun-roof, navigation, garage kept, 1-owner, w/ 15,000 miles; **(3) historic very nice Sandstone troughs** (132" L x 26" W x 17" H x 10" D) (121" L x 26" W x 17" H x 11" D) (46" L x 27" W x 17" H x 10" D); misc. size Sandstone steps; auto. Washer & dryer; SS Kitchen-Aid microwave; 9-cu. ft. chest freezer; custom Cherry dining table w/ 7-boards & 6-chairs; Cherry PA-House china closet; (2) nice Red leather reclining sofas; Oak washstand; (2) matching Tan recliners; Hallagan tan print sofa & loveseat; Hallagan Red 2-custion sofa; Tan elec. recliner; Sony 60" flatscreen TV; double size sleep-number mattress; double size Maple bed & mattress; queen size Cherry panel bed & Serta mattress; Cherry nightstand; Cherry end-tables; Brass table lamps; antique Brass double bed; 1960's Cedar chest; Simplicity riding mower 38" cut; antique 27" wide C.I. kettle & stand; (4) antique wicker doll/baby carriages; nice 1940's metal baby stroller; 26" German composition AM-390 doll; wooden doll house; many 1960's & 1970's records; 1960's GE model-614 port. radio; some Sterling Silverware; kitchen sets & kettles; stainless steel old crocks & jugs; rare "Dietz Sport" mini lantern; (2) Griswold frying pans; (6) old milk cans; water hand-pump; iRobot Roomba #800 sweeper; Dionne Quintuplets (set of 5) books; old marbles; antique wooden-wheel barrow; toy trucks; old quilts & soft goods; Sentry counter-top safe; Red wagon; wheat cradle; tobacco sizing boxes; Coca-Cola box; antique horse-hair top hat; Bavaria dinner set; Green canning jars; house-hold items; **124-Cataloged lots of Silver coins (Morgan & Peace Dollars, Walking-Liberty & Franklin halves, Silver Quarters, Silver Dimes, coins sell first);** unlisted items.

Please visit our website at www.martinandrutt.com or Facebook or Instagram

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