



(Farmersville Area)



# PUBLIC AUCTION

**3 BEDROOM RANCHER w/ FINISHED BASEMENT**

**HALF ACRE \* HORSE BARN \* 2 CAR GARAGE**

**VERY CLEAN \* CENTRAL A/C \* NICE DECK**

**TUESDAY, OCTOBER 16, 2018 @ 6:00 PM**



UPDATED CORIAN COUNTERS



NICE DAYLIGHT BASEMENT



VERY CLEAN RANCHER

**Located at: 221 E. Farmersville Rd. Ephrata Pa. 17522**

**DIRECTIONS:** From East Farmersville Rd & Rt. 322 intersection (Martin's Bike shop), travel West on E. Farmersville Rd. for 2 miles to property on left (on corner at Fairmount Rd.)

**REAL ESTATE DETAILS:** A very clean Brick/Siding Rancher w/ daylight basement & horse barn on .50 acre. Built in 1977, house has a approx. 1,440 sq. ft.; beautiful Oak eat-in kitchen w/ Corian counter tops (2014), tile back-splash, laminate floor; large front living room w/ Bay style front window, coat closet, & leaded-glass front door; 3 roomy bedrooms all w/ closets; main level laundry hook-up; oversized full bathroom; 22'x 16' treated wood deck. Full daylight basement has large family room w/ Brick fireplace and wood burning insert, real wood boards on wall; storage room w/ sink & canning shelves; patio under deck; deep 2-car garage w/ work area; on-site well & septic; new macadam in 2016; heat-pump & central A/C (2014); oil H/W baseboard heat (2007); elec. domestic water heater (2017); water softener & UV light; insulated windows; attic storage; beautiful wooden privacy fence (2016); **24'x 20' HORSE BARN w/ 12'x 12' stall & 12'x 12' feed room, covered For-bay, water, electric, built in 2016;** West Earl Twp.; desirable CV School District; total property taxes approx. \$3,265.00. Owner already purchased another property, come prepared to buy.



NEW HORSE BARN

**OPEN HOUSE DATES:** Saturdays Oct. 6 & 13, from 1-3 PM. Call/Text auctioneers for information at 717-587-8906.

**REAL ESTATE BRIEF TERMS:** 10% of sold price down day of auction, balance in 45 days. For complete terms please call Attorney Kling & Deibler at 717-354-7700. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however buyer is responsible to verify any/all information. Auction held under the Attorney's terms.

**Please visit our website at [www.martinandrutt.com](http://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:  
JAY PAUL & LOUANNE MARTIN  
717-354-9966**