



(Ephrata Area)



PUBLIC AUCTION

**UPDATED CAPE COD * 4 or 5 BEDROOMS * CLEAN
2-CAR GARAGE * .46 ACRE * 24'x 12' WORK-SHOP
JOHN DEERE & CUB TRACTORS * TOOLS**

THURS. OCT. 4, 2018 @ 5:00 PM * RE @ 6 PM



BEAUTIFUL CAPE COD



CHARMING PORCH



UPGRADED KITCHEN

Located at: 47 West Mohler Church Rd. Ephrata, Pa 17522

DIRECTIONS: From Rt. 272 on North side of Ephrata, turn South on Church St. to first left on W. Mohler Church Rd., to property on left. (corner of E. Trout Run Rd.)

REAL ESTATE DETAILS: An approx. 1,800 sq. ft. beautiful Brick Cape Cod style house, all updated on level .46 acre lot. Main level includes an oversized eat-in kitchen w/ abundant Oak cabinetry, wainscoting, & front sink window; large living room w/ front windows; full bathroom; 3 bedrooms; laundry room (includes washer & dryer) & finished breeze-way leads to nice 2-car garage w/ new vinyl overhead doors; outstanding wrap-around front porch w/ new vinyl flooring. Second level has 2 additional bedrooms & a second full bathroom; Cedar closet & other closet storage. Basement has large open area w/ concrete floor/block walls; second kitchen & canning cellar. All vinyl double-pane windows are wrapped in flashing; new dormers in 2010; new 30-year roof in 2010; new elec. panel & wiring; very efficient LP Gas H/W baseboard heat; on-site well (new pump) & septic; Vinyl White picket fence in front yard; 10,000 gallon cistern w/ separate pump; storage trusses above garage for additional storage; detached 24'x 12' insulated workshop w/ double door entry; garden area; grape arbor; macadam driveway; nice backyard with swing set; great location on turn to slow down traffic; desirable Ephrata Twp. & School District; total property taxes are approx. \$4,284.00.

OPEN HOUSE DATES: Saturdays Sept 22 & 29, from 1-3 PM. Call/Text auctioneer with your questions at 717-587-8906.

BRIEF TERMS: 10% of sold price down day of auction, balance in 45 days or before. For complete terms please call Attorney Michael P. Kane at 717-299-5251. 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.

PERSONAL PROPERTY: Restored International Cub Lo-Boy tractor w/ rear brush mower; like new John Deere 318 tractor w/ 3pt. hook-up; portable car port; miter saw; socket set; mechanic tools; Mighty Mac 10 hp chipper; Milwaukee cordless set; Skil table saw; C/H air compressor; extension cords; hand tools; Han-D-Sew inverter; 400 watt inverter; Craftsman Scroll saw; Snapper SP mower; KHS men's bike; Rubbermaid lawn cart; heavy floor jack; Solo 14" chain saw; wash stand; folding tables; therapy table; elec. recliner; (6) wooden chairs; park bench; chest freezer; refrigerator; toys; plus more unlisted.

Please visit our website at www.martinandrutt.com



LP H/W FURNACE 2018



RESTORED LO-BOY CUB

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
AY2189

John J Rutt II (717) 587-8906

Michael J. Martin (717) 371-3333



AUCTION FOR:
AARON W. & ELIZABETH S. WEAVER



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JOHN DEERE 318



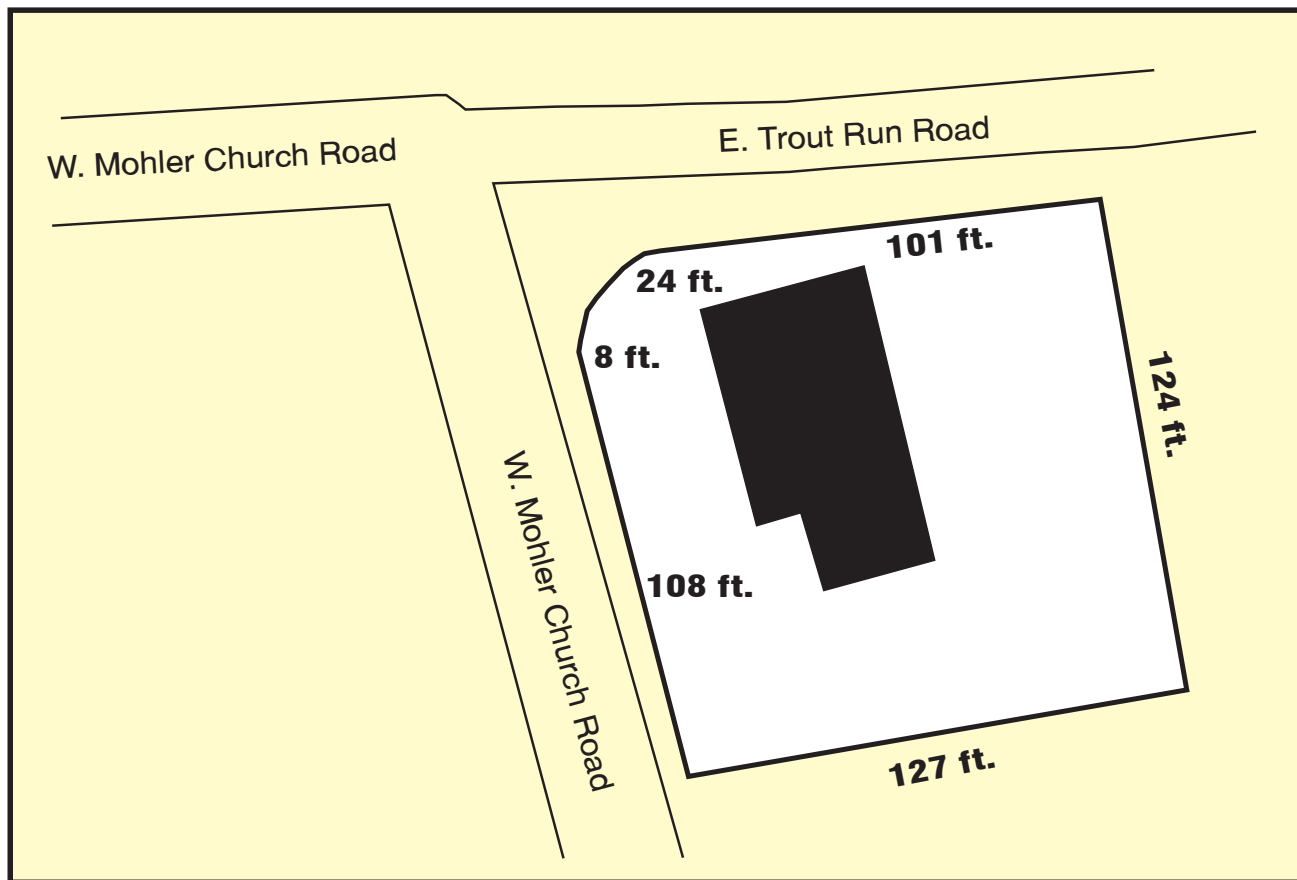
NICE TOOLS



NEWER INVERTER



AIR COMPRESSOR



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