



(Akron Area)



PUBLIC AUCTION

2-BDRM FRAME COTTAGE * 1.8-ACRE WOODED TRACT
2-STORY BRICK 2-CAR GARAGE * 1994 PLYMOUTH ACCLAIM

MONDAY, DECEMBER 10, 2018 @ 4-PM



Located at 358 Pool Rd. Ephrata, Pa. W. Earl Twp. Lancaster Co.

DIRECTIONS: From Main St. Akron, Pa. take S. 11th St. straight onto Pool Rd. to property on left opposite Akron Pool.

REAL ESTATE: consists of a charming 1,200 sq. ft. frame 2-bdrm cottage, a brick & vinyl 2-story 2-car garage on a 1.80-acre wooded tract. Main floor features a 14'x18' raised panel cherry cabinet kitchen w/appliances & dining area; 20'x14' living room; full bath; 2-bdrms w/closets; covered side porch/patio; daylight basement family room; laundry; 2-utility rooms; oil hot water heat; public water & on-site septic; annual taxes approx.: \$3,100.

Outbuilding: a 26'x32' brick 2-story 2-car garage w/16'x7' door; upper level features

858 sq. ft. storage area. Buildings need some TLC & cosmetic updates.



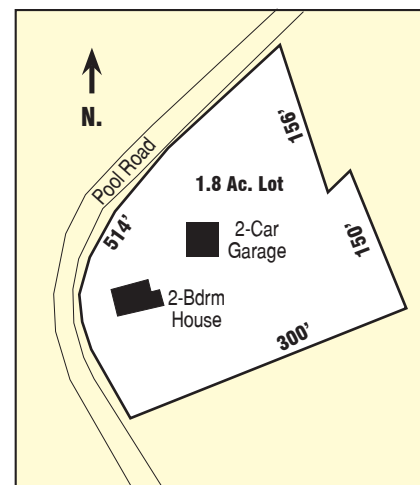
OPEN HOUSE: SAT. NOV. 24 & DEC. 1 from 1-3 PM for info call auctioneer @ (717) 371-3333.

TERMS: 10% down day of sale, balance on or before 60 days.

Attorney: Kling & Deibler (717) 354-7700.

NOTE: Charming 2-bdrm cottage & large garage/barn, large 1.8 acre private wooded setting yet close to all conveniences; easy access to Rt. 272 & 222. Seller has moved to retirement home and is very motivated to sell!

For photos & listing visit www.martinandrutt.com



VEHICLE: 1994 Plymouth Acclaim sedan, green, 53k miles, auto trans, AC, V-6 3.0 liter, good tires.

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



AUCTION FOR:
ALYCE I. RAVEGUM
Raymond Ravegum, POA
(717) 669-9378