



(Mt. Airy/Durlach Area)



# PUBLIC AUCTION

**2.2 ACRE COUNTRY LOT \* FARMETTE**  
**CAPE COD w/ 4 BR'S \* NEW OAK KITCHEN**  
**2-CAR DETACHED GARAGE \* POLE BUILDING**  
**JOHN DEERE 50 \* GARAGE ITEMS**

## THURSDAY, APRIL 11, 2019 @ 6:00 PM



CLEAN & UPDATED CAPE COD



IMPRESSIVE NEW KITCHEN



2-CAR DETACHED

**Located at: 515 W. Church Rd. Ephrata, PA 17522**

**DIRECTIONS:** From Rt. 322 in Clay, turn North on N. Clay Rd. (toward Mt. Airy) for 1 mile to first road right (W. Church Rd); travel 1 mile to property on left.

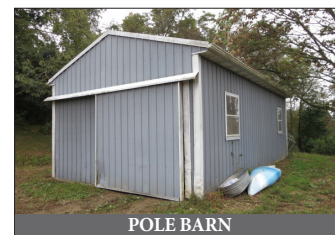
**REAL ESTATE DETAILS:** A clean vinyl & stone Cape Cod style house w/ approx. 1,935 sq. ft. on 2.2 acre Farmette w/ out buildings. House includes a beautiful solid Oak eat-in kitchen (2016) w/ abundant cabinetry, new S.S. appliances, huge pantry, cutting board top, appliance elevator, sink window overlooks backyard, coffee bar; living room; formal family room w/ exposed log walls & beam ceiling; main level master bedroom w/ full master bathroom & walk-in closet, cathedral ceiling & windows; elegant main level laundry w/ custom cabinetry storage; oversized sewing room w/ marvelous counter space; side entrance mud room w/ sink; second full bathroom; 3 additional bedrooms upstairs; beautiful trim-work thru-out; rear treated wood deck; whole house fan; cute covered front porch; (2) on-site wells & septic; water softener; all new wiring & 200 amp service; generator throw-switch; all updated windows; new insulation & drywall; oil H/W baseboard heat w/ 3 zones (2008); (2) un-improved basements; canning shelves; (2) car detached garage w/ overhead doors; nice 14'x 24' pole barn for equipment; chicken hutch & pen; dog kennel & race; goat hutch & pen; large garden; fruit tree orchard; charming back-yard picnic area; Clay Twp.; Ephrata School District; total taxes are approx. \$4,055.00; zoned residential.

**OPEN HOUSE DATES:** Saturdays, March 23 & 30, from 1-3 PM. Call/Text auctioneer for more information at 717-587-8906.

**BRIEF TERMS:** 10% down day of auction, balance in 60 days or before.

**PERSONAL PROPERTY:** 5 items sold right after real estate. John Deere 2-cylinder model 50 tractor; Paul B. 50 gallon orchard sprayer w/ Honda engine; Ex-Mark 52" zero turn mower; Honda roto-tiller; old corn sheller.

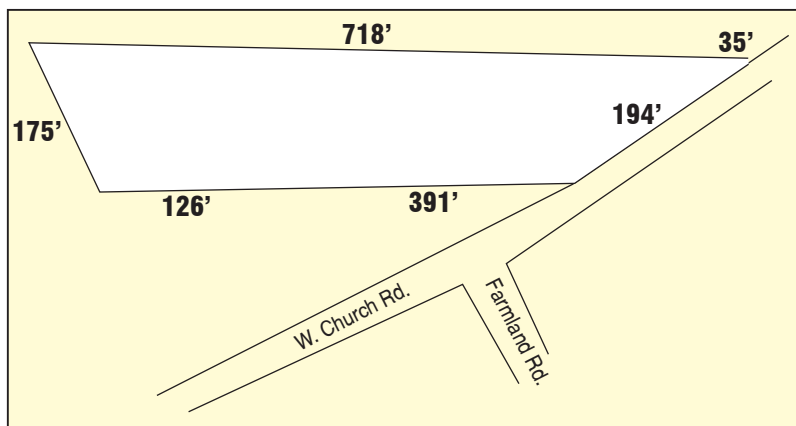
**Please visit our website at [www.martinandrutt.com](http://www.martinandrutt.com)**  
**FREE REFRESHMENTS AT OUR AUCTION**



POLE BARN



JOHN DEERE 50 (NICE)



**AUCTION BY:**  
**MARTIN & RUTT AUCTIONEERS**

**AY2189**

**John J Rutt II (717) 587-8906**

**Michael J. Martin (717) 371-3333**



**AUCTION FOR:**  
**ERNEST & GLENDA GROFF**  
**717-203-4382**