

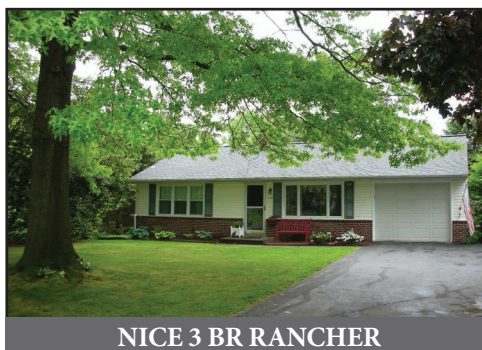


(Akron Area)



PUBLIC AUCTION

3 BEDROOM RANCHER * LARGE SUNROOM
32'x 30' TRUCK SHOP * 12' HIGH GARAGE DOOR
.77 ACRE * BACKS UP TO WOODS * GREAT AREA
MONDAY, APRIL 29, 2019 @ 6:30 PM



NICE 3 BR RANCHER



ROOMY EAT-IN KITCHEN



LARGE TRUCK SHOP

Located at: 314 Diller Dr. Akron Pa. 17501

DIRECTIONS: From 10th St. & Main St. intersection in Akron; travel South on 10th St. to right turn on Walnut St.; to first left turn on Diller Dr.; to property on right.

REAL ESTATE DETAILS: A very clean brick/vinyl Rancher w/ attached garage & over-sized truck shop on a quiet street in a secluded part of town. Main level of this charming house includes an eat-in style kitchen w/ solid Oak cabinetry, built-in dishwasher & microwave, sink window over back yard; spacious living room w/ huge Bay style window in front & coat closet; 2 bedrooms w/ closet storage; full bathroom; Oak hardwood flooring thru-out; beautiful heated 21'x 12' updated sun-room (15 insulated windows) w/ tile flooring; brick 12'x 12' patio in back; one car attached garage. Daylight basement has family room w/ large window for natural lighting & coal/wood stove chimney; 3rd bedroom; second full bathroom; utility room. Oil H/W baseboard heat; central A/C; public water & sewer; water softener; good roof; updated windows; updated elec. water heater; main level approx. 1,200 sq. ft.; desirable Ephrata School District; zoned Residential; built in 1963; total property taxes are approx. \$3,827.00. Wonderful quiet street on the fringes of Akron, lots of mature shade and roomy back yard goes into a satisfying small wooded area.

TRUCK SHOP: A very usable 32'x 30' truck garage. Has rolled steel exterior, 2 overhead doors (1 is 12' high, 1 is 8' high); 13.5' ceiling; electric w/ 220 volt; air lines for compressor; concrete floor.

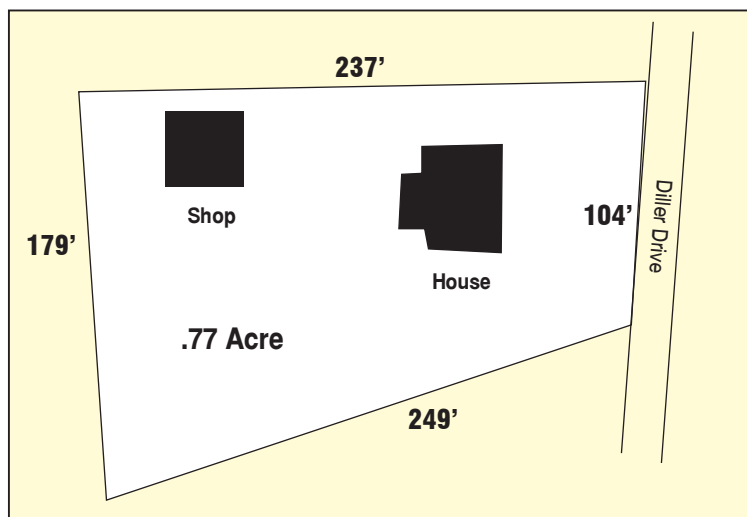
OPEN HOUSE DATES: April 13 & 27, from 1-3 PM. For more information Call/Text auctioneer at 717-587-8906.

BRIEF TERMS: 10% down day sale, balance in 60 days or before. For complete terms please call Attorney Tony Schimaneck 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 all information and is buying the property according to the terms of the Attorney.

OFFERING BROKER PARTICIPATION, AGENTS MUST REGISTER

Please visit our website at 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:
LANE A. & CHARITY E. RUTT