



(Ephrata Area)



PUBLIC AUCTION

CLEAN BRICK RANCHER w/ 3 BR * 1.5 BATHS
.34 ACRE * ATTACHED GARAGE * CENTRAL A/C
TUESDAY, MAY 21, 2019 @ 6:30 PM



CLEAN 3 BR RANCHER



COUNTRY PAINTED KITCHEN



BEAUTIFUL DINING AREA

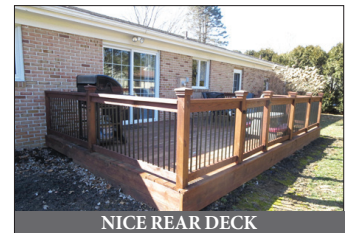
Located at: 945 Fairview Dr. Ephrata Pa.

DIRECTIONS: From Rt. 322 & Rt. 272 intersection in Ephrata, travel West on Rt. 322 to first right turn on N. Academy Dr, travel .4 mile to left turn on Fairview Dr. to property on right.

REAL ESTATE DETAILS: A clean brick Rancher w/ 3 bedrooms & attached garage on .34 acre level lot. Rancher has 1,700+ sq. ft. (plus lower level); nice updated kitchen w/ country painted cabinetry & appliances (sink window overlooks private back yard); open to over sized dining area (chair rail) w/ patio doors to back 20.5'x 12' wooden deck; beautiful living room w/ bay window out the front; master bedroom has closet; 2 additional bedrooms w/ closets; 1.5 bathrooms; main level laundry room; attached 1.5 car garage; basement has huge open area for family room w/ brick fireplace; large utility room for storage; front walkway; good roof; public water & sewer; many rooms have fresh paint & updated flooring; new replacement windows; updated heat pump & central A/C; private level back yard; 12'x 8' storage barn; total taxes are approx. \$4,169.00; ideally located on low traffic street in a very nice neighborhood; come prepared to buy because we intend to sell on auction day.



PRIVATE/LEVEL BACKYARD



NICE REAR DECK

OPEN HOUSE DATES: Saturdays May 11 & 18, from 1-3 PM. Call/Text auctioneer for more information at 717-587-8906.

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

Please visit our website at www.martinandrutt.com

FREE REFRESHMENTS AT OUR AUCTION

OFFERING BROKER PARTICIPATION, AGENTS MUST REGISTER

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



AUCTION FOR:
TRAVIS & BRITTANY MUSSER