



(Blue Ball Area)

PUBLIC AUCTION



**CHARMING RANCHER * 3 or 5 BEDROOMS
HALF ACRE LEVEL LOT * 2-CAR ATTACHED GARAGE
FINISHED BASEMENT * 2 KITCHENS * CLEAN
TUESDAY, JULY 2, 2019 @ 6:30 PM**



CLEAN 3-5 BR RANCHER



LARGE EAT-IN KITCHEN

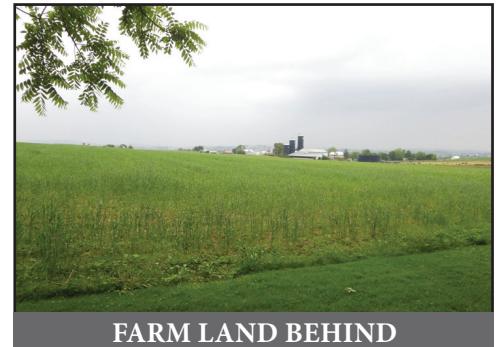


FINISHED BASEMENT

Located at: 1011 Sunset Ave. East Earl Pa. 17519

DIRECTIONS: From Rt. 322 & Rt. 23 intersection in Blue Ball, travel West on Rt. 322 for .2 mile to first road left. Travel to property on right.

REAL ESTATE DETAILS: A very nice Ranch style house w/ 3 bedrooms (2 more on lower level) on level .47-+ acre lot. House main level 1,455 sq. ft.; vinyl & alum. siding; includes an oversized eat-in kitchen w/ custom Cherry kitchen, abundant cabinetry, large sink window, seating area, all appliances; front living room w/ Bay style front window, Hardwood flooring, & coat closet; 3 nice bedrooms all with closets; roomy full bathroom; huge laundry/mud room w/ counter space & coat closet; concrete rear patio; attached 2 car garage w/ workarea & 16' x 15' side addition; basement has large family room w/ Propane fireplace; second kitchen; second full bathroom; 2 additional bedrooms both have E-gress windows; utility room w/ canning shelves; attic storage; public water & sewer; efficient Propane heat (500 gal. tank); central A/C; tilt-in windows; new roof (May 2019); storage barn; very quiet back street; backs up to beautiful farmland; vegetable garden; East Earl Twp.; desirable Elanco School District; zoned Residential; total taxes are approx. \$3,022.00



FARM LAND BEHIND

OPEN HOUSE DATES: Saturdays June 22 & 29, from 1-3 PM. Call/Text auctioneers for additional details 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. All information 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:
DAVID L. & CHRISTINE HORST**