



(Ephrata/Akrón Area)



# PUBLIC AUCTION

**3-BDRM 1.5-STORY DWELLING \* 1.06 AC. ZONED INDUSTRIAL  
2-STORY BARN w/2-BAY GARAGE \* PASTURE/GARDEN AREA**

**THURSDAY, MARCH 19, 2020 @ 4-PM**



1,248 SQ. FT. 3-BEDROOM HOME



1.06 ACRES ZONED INDUSTRIAL



2-STORY GARAGE/BARN w/HORSE STALL

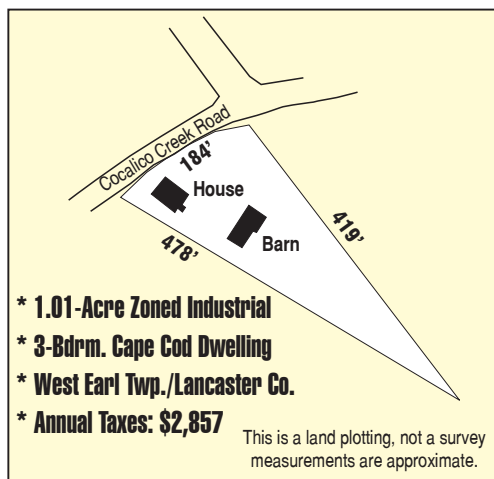
Located at 32 Cocalico Creek Rd. Ephrata, Pa. W. Earl Twp. Lancaster Co.

**DIRECTIONS:** From Rt. 272 ½ mi. south of Akrón turn right onto Cocalico Creek Rd. to home on left.

**REAL ESTATE:** consists of a 1,248 sq. ft. 3-bdrm 1.5 story frame dwelling (needs interior cosmetic TLC) & 2-story barn w/attached 2-bay garage on a level 1.06 ac. lot. Main floor features a wood cabinet kitchen w/fridge & range; 12'x13' dining room; 13'x20' living room; open staircase; covered front porch; enclosed rear porch/mud room w/upright freezer & sink; upper level includes 3-bedrooms & full bath; basement is unimproved w/walk-out door; oil furnace HW heat w/275 gallon fuel tank; laundry hook-up w/washer & dryer; shower stall; on-site well & public sewer; recent asphalt shingle roof; vinyl siding & insulated windows throughout; annual taxes: \$2,857. **Outbuildings:** a 24'x30' frame 2-story barn/shop w/ horse stall; attached 20'x24' open front garage/shed; large pasture/garden area.



EAT-IN STYLE KITCHEN



**OPEN HOUSE: SAT. FEB. 22 & 29 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 cottage style dwelling offers maintenance free exterior but needs some interior cosmetic TLC; nice level lot w/barn & garage; easy access to Rt. 272 & 222; valuable Industrial zoning; low taxes; CV schools.

**For photos & listing visit [www.martinandrutt.com](http://www.martinandrutt.com)**

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



**AUCTION FOR:**  
**MILDRED E. &**  
**(the late HAROLD H.) MARTIN**