



(Martindale Area)



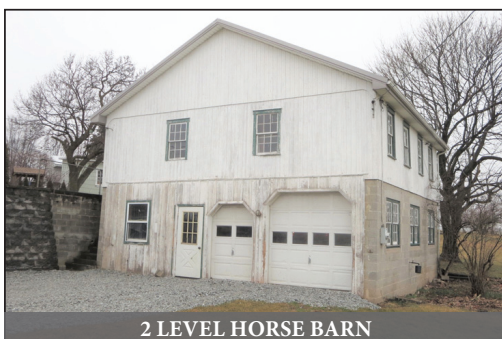
# PUBLIC AUCTION

**2.5-STORY HOUSE \* 3-BR's \* 2-LEVEL HORSE BARN  
1.05 ACRES \* COUNTRY LOCATION \* LARGE BACKYARD**

**TUESDAY, MAY 12, 2020 @ 6:00 PM**



2-STORY HOUSE \* 3-BR



2 LEVEL HORSE BARN



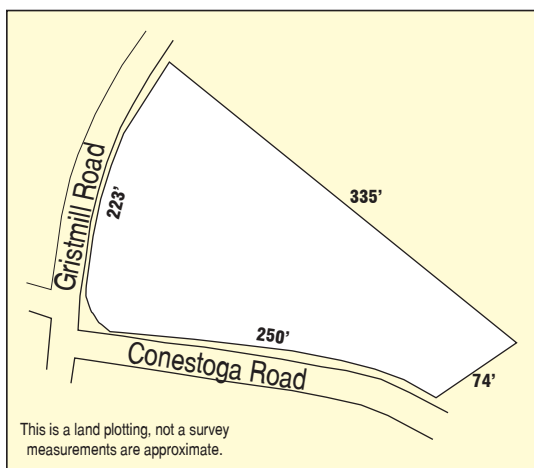
(2) NEWER HORSE STALLS

Located at 498 Gristmill Rd. Ephrata, Pa. 17522

**DIRECTIONS:** From Rt. 322 at Hinkletown light, travel East on Martindale Rd. for 2 miles and turn right on Gristmill Rd. to property on left.

**REAL ESTATE DETAILS:** A Colonial style 2.5 story frame house w/ 3 bedrooms & 2 level horse barn on 1.05 acre corner lot. House has 1,580 sq. ft.; an eat-in kitchen room addition out the back; large living room w/ built-in corner cabinet; oversized family room; rear mud room entrance; main level half bathroom; charming covered front porch; 3 bedrooms; full upstairs bathroom; attic storage; basement w/ concrete block wall & concrete floor; cold cellar; oil fired warm air furnace; newer vinyl windows; new vinyl siding w/ styrofoam insulation underneath; good slate roof; on-site well & septic; 200 amp elec. service; structure seems solid, but needs interior work; ready for immediate occupancy.

**HORSE BARN:** A 30'x 30' detached horse barn has (2) newer 10'x 9' stalls; 8'x 8' overhead door; 5'x 7' overhead door; concrete floor; electric service (220v.); second level enters at ground level on the side & would be ideal for hay storage or wood shop; has insulated office room; water hook-up; Earl Twp.; Eastern Lanc. School District; zoned Residential; total taxes are approx. \$3,312.



This is a land plotting, not a survey  
measurements are approximate.

**OPEN HOUSE: Saturdays May 2 & 9, from 1-3 PM.**

**Call/Text auctioneer at 717-587-8906**

**BRIEF TERMS:** 10% down day of auction, balance in 60 days or before. For complete terms please call Attorney Kling & Deibler at 717-354-7700. Auction is held under the terms of the Attorney.

**Please visit our updated website at [www.martinandrutt.com](http://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:  
LLOYD B. MARTIN**