



(East Ephrata Area)



PUBLIC AUCTION

3-BDRM CUSTOM HOLLAND STONE RANCHER

1-CAR GARAGE & CARPORT * .38-ACRE LOT

MONDAY, JUNE 1, 2020 @ 6-PM



1,261 SQ. FT. CUSTOM RANCHER



3-BDRM HOLLAND STONE HOME

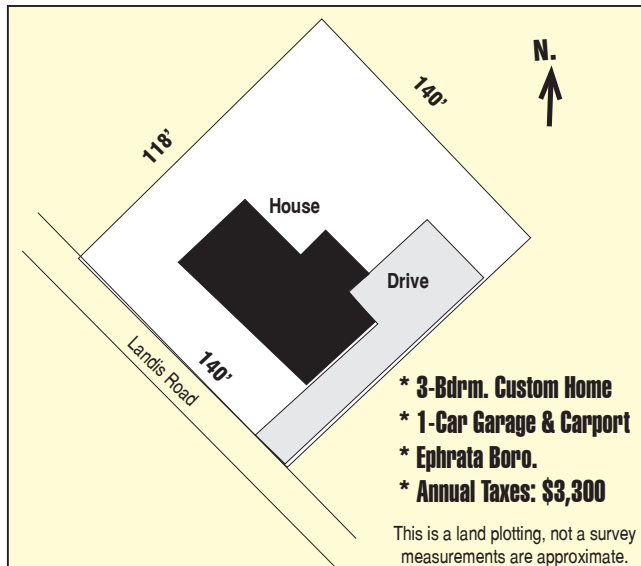


GARAGE & CARPORT * .38-AC. LOT

Located at 17 Landis Rd. Ephrata, Pa. Ephrata Borough, Lancaster Co.

DIRECTIONS: From Main St. (Rt. 322) @ Fisher's Paint store take Bethany Rd. S. 1-block to right on Landis Rd. to home on right.

REAL ESTATE: consists of a custom-built (1958) one-owner 1,261 sq. ft. Holland stone rancher w/attached 1-car garage & carport on a .38-acre lot. Main floor features an eat-in style oak cabinetry kitchen; breakfast nook/sitting room w/built-in book shelves; 12'x18' living room w/picture window; 7'x13' office or laundry; 3-bedrooms w/closets; full bath; attached 1-car garage & rear carport; basement is partially improved; rec room; utility storage room; canning storage; Bilco exit door; laundry w/sink; oil furnace w/aux. coal stove; central AC; 200-amp svc.; public water & sewer; annual taxes: \$3,300; nice hardscape retaining wall along sidewalk; mature shade & garden area; low maintenance home!



OPEN HOUSE: SAT. MAY 16 & 23 from 1-3 PM
for info call auctioneer @ (717) 371-3333.

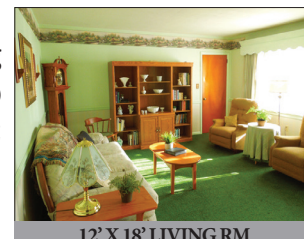
TERMS: 10% down day of sale, balance on or before 60-days. **Attorney:** Kling & Deibler (717) 354-7700

NOTE: Charming one-owner rancher in move-in ready condition; convenient one-floor living; nice level lot; macadam drive & parking area; property offers quiet side street setting with easy access to Rt. 322/222; Ephrata schools.

For photos & listing visit
www.martinandrutt.com



OAK CABINETRY KITCHEN



12' X 18' LIVING RM



1-OF-3 BEDROOMS



SITTING RM/BREAKFAST NOOK

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



AUCTION FOR:
Ella S. & (the late Jacob) Sensenig