



(N. Farmersville Area)

# PUBLIC AUCTION



**5-BDRM 2-BATH 1.5 STORY 2,590 sq. ft. HOME \* 1-AC. RURAL LOT  
3-BAY 2-STORY GARAGE w/GUEST RM & BATH \* PASTURE AREA**

**THURSDAY, JULY 9, 2020 @ 6:30 PM**



BRICK PAVER PATIO



5-BDRM; 2-BATH 1.5 STORY HOME \* 1-AC. LOT



3-BAY 2-STORY GARAGE

Located at 180 Covered Bridge Rd. Ephrata, Pa. W. Earl Twp. Lancaster Co.

**DIRECTIONS:** From the square in Farmersville take N. Farmersville Rd. ½ mi. to right on Covered Bridge Rd. to home on right.

**REAL ESTATE:** consists of a 5-bdrm 2-bath 1.5 story dwelling & 3-bay 2-story garage on a rural 1-ac. +/- lot. Main floor features a foyer w/tile flooring & pine bookshelves; 12'x14' dining room w/HW laminate flooring; painted cabinetry kitchen w/glass-top range, fridge, Formica counter-tops, exposed rafters; full bath/laundry combo; 14'x18' family room w/cathedral ceiling open to upper loft, stone fireplace w/wood-burning insert; bedroom or office; 20'x20' living room w/woodstove, LP wall heat, pine wood walls, spiral stairs, patio doors to 26'x16' front brick paver patio; upper level includes an open loft; 4-bdrms & full bath; master w/cathedral ceiling & rustic exposed beams; unimproved partial basement; electric heat w/LP & woodstove aux. heat; on-site well & septic system; 500 gallon LP tank; annual taxes: \$4,145. **Outbuildings:** an 8'x12' utility shed & a **1,140 sq. ft. 2-story 3-bay garage (2002)** w/shop area; full bath w/LP heat; upper level 800 sq. ft. guest room w/kitchen; macadam driveway; fenced pasture; garden area; nice landscaping & mature shade.



CHARMING COUNTRY KITCHEN



FORMAL LIVING ROOM



FAMILY ROOM W/CATHEDRAL CEILING

**OPEN HOUSE: SAT. JUNE 13 & 20 from 1-3 PM for info call auctioneer @ (717) 371-3333.**

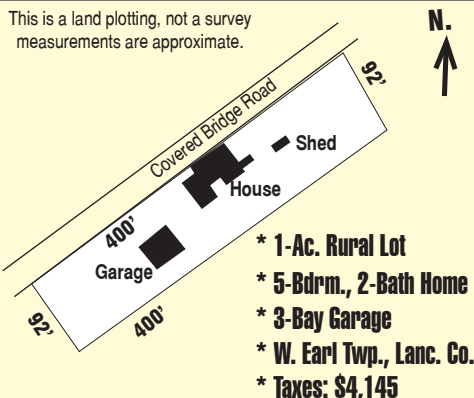
**TERMS:** 10% down day of sale, balance on or before 60-days. **Attorney:** Kling & Deibler (717) 354-7700

**NOTE:** Charming rural property surrounded by farmland offers quaint move-in ready home w/numerous amenities & (2002) 3-bay garage/shop; quiet setting located along a lightly traveled road; W. Earl Twp. Conestoga Valley schools.

**BROKER PARTICIPATION INVITED Call auctioneer to register! (717) 371-3333.**

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

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



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



**AUCTION FOR:**  
**DENNIS L. & LINDA S. NOLT**  
(717) 725-2588