



(Ephrata/Lincoln Area)



PUBLIC AUCTION

**3 BEDROOM MULTI-LEVEL HOUSE ON .34 ACRE
CLEAN * FINISHED BASEMENT * 2 CAR GARAGE
FURNITURE * SNOW BLOWER * PERSONAL PROP.**

MONDAY, SEPTEMBER 14, 2020 @ 5:00 PM * R.E. @ 6:00 PM



CLEAN 3-BR HOUSE



SOLID CHERRY KITCHEN



FRONT LIVING ROOM



ARIENS SNOW BLOWER

Located at 107 Hummer Rd. Ephrata Pa. 17522

DIRECTIONS: From Rt. 322 & Rt. 272 intersection, travel West on Rt. 322 for .6 mile and turn left at the top of the Lincoln hill, to property on left.

REAL ESTATE: A very clean multi-level house w/ 2 car attached garage on .34 acre level lot. This 1-owner house was built in 1976 & has maintenance-free brick/vinyl exterior; has approx. 1,400 sq. ft; very nice solid Cherry custom kitchen w/ eat-at counter, all appliances, open to patio door to 14'x 10' treated wood deck; dining room w/ window overlooking rear yard; oversized living room w/ large front window & nice carpet; master bedroom w/ full master bathroom & double closet; 2 additional bedrooms w/ closets; hall closets; common area full bathroom; front foyer w/ cedar shakes on the wall; lower level family room w/ large brick fireplace (LP Gas insert), barn-board walls, built-in book shelves & wet bar; exits to concrete patio; laundry room; half bathroom; roomy 2-car garage w/ work area; public water & sewer; electric heat pump & central A/C; updated vinyl windows; newer roof w/ warrantee; drain pipe buried around basement wall for dry basement; water softener; Radon Mitigation system; macadam driveway; good storage shed; mature shade trees; Ephrata Boro & School District; total taxes approx. \$3,865.00

AUCTIONEER NOTES: This is a very clean, well cared for property that is move-in condition, come prepared to buy. This is a corner lot directly across from the "Lincoln Heights Park".

OPEN HOUSE: Saturdays, Aug. 29 & Sept. 5, from 1-3 PM. Call/Text auctioneer 717-587-8906.

BRIEF TERMS: \$20,000.00 down payment day of auction, balance in 60 days. Please call Attorney Tony Schimaneck 717-299-5251. Auction is held under the terms of the Attorney.

PERSONAL PROPERTY: Ariens 11.5 HP & 28" snow blower (like new); Craftsman variable speed SP lawn mower 21"; Poulan chain saw #2375-LE; Alum mower ramps; crocks; candle sticks; .44 caliber flintlock muzzle loader from Italy; powder horn; Oak 4 pc. Bedroom suite w/ queen size bed (Broyhill); 3 pc. Cottage style painted bedroom suite; Oak table w/ 2 boards & 6 press back chairs; table & 4 swivel chairs; punch bowl & cups; old high chair; Maroon sectional sofa w/ 2 recliners; small upright freezer; apartment frig.; bar stools; Alum. Wilton Collectible plates (2 with numbers); household items; picnic table & 2 benches; iron kettle; Oak Larkin desk; Lancer sofa/loveseat & chair; Pine coffee table & end tables; double bed & mattress set; Arlene Kitch landscape painting (org.); older biscuit dolls; old fruit press; hide-a-bed; roll-top desk; AM/FM tuner & speakers; Black Forest German Coo-Coo clock; Oak washstand; computer desk; old cameras; Crosley radio; elephant mech. Banks; iron bookends; iron carriage & horses; Aunt Jemima humidior; assor. glassware; Alum. 96" ruler; be prompt, not a lot of small items.

Please visit our updated website at www.martinandrutt.com for pictures.



NICE ANTIQUES

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
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AUCTION FOR:
DONALD G. & SALLY A. STEFFY