



(Ephrata Area)



PUBLIC AUCTION

CLEAN BRICK RANCHER * ATTACHED 2-CAR GARAGE

HALF ACRE * 3 BR & 3 BATHS * GREAT LOCATION

PERSONAL PROPERTY * ANTIQUES * COLLECTIBLES

SATURDAY NOV. 21, 2020 @ 8:30 AM * R.E. @ 1-PM



Located at 540 Stevens Rd. Ephrata Pa. 17522

DIRECTIONS: From Rt. 322 & Rt. 272 intersection in Ephrata, travel West on Rt. 322 to first intersection, turn right (Academy Dr.) Academy Dr. turns into Stevens Rd. and property is on left (across from Hurst Excavating)

REAL ESTATE DETAILS: A very nice solid brick Rancher w/ attached 2 car garage & 3 bedrooms on .50 acre lot that backs up to preserved farm land. Built in 1994, this 1-owner house has approx. 1,924 sq. ft; large eat-in kitchen/dining area w/ solid Maple cabinetry (By Stauffer), sink disposal, side sink window, eat-at counter, dish washer, pantry closet; rear family-room w/ patio doors to rear wooden deck; front formal living-room w/ Bay style window; master bedroom w/ full master bathroom & double closet; 2 additional bedrooms w/ closets; full common bathroom w/ cathedral ceiling & skylight; main level laundry w/ cabinetry; powder bathroom; oversized 2-car garage; full unimproved basement is mostly 1 large room; utility room w/ storage; maintenance-free exterior; central A/C; electric heat-pump; wood stove in basement; public sewer; private well; Kinetico water system & filter; central vacuum; storage shed; Ephrata School District & Twp.; total taxes approx. \$6,380.

- More Auction Info on Reverse Side -

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



AUCTION FOR:
MELVIN & LAURA WEAVER
(717) 629-6380



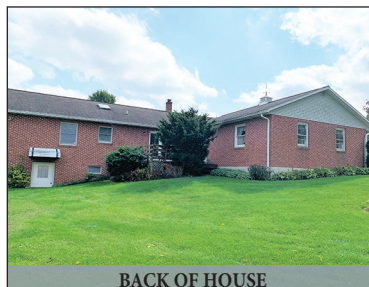
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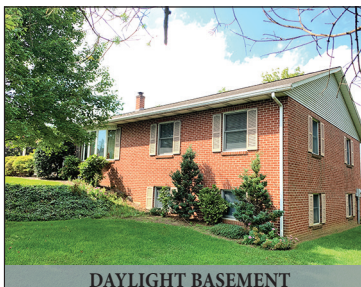
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BACK OF HOUSE



ATTACHED GARAGE



DAYLIGHT BASEMENT



KITCHEN & DINING AREA



MASTER BR & FULL BATH



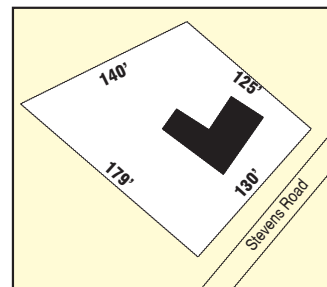
1850'S BLANKET CHEST



4 PC. BEDROOM SUITE



SETH THOMAS CLOCK



BRIEF TERMS: 10% down day of auction, balance in 60 days or before. For complete terms please call Attorney Tony Schimaneck at 717-299-5251. The auction is held under the terms of the Attorney.

OPEN HOUSE DATES: Saturdays Nov. 7 & 14, from 1-3 PM. Call/Text auctioneer 717-587-8906.

PERSONAL PROPERTY: Winchester model 1200 12 ga. shotgun in box; Bernina #1008 sewing machine; nice waterfall bedroom suite; Cedar chest; 1850's blanket chest w/ 2 drawers; Cherry Grandmothers clock by Emperor; Walnut Grandmothers clock; Blonde bedroom suite; 8' folding tables; 6' Green bench; Victrola record player; old trunk; Oak princess dresser; Singer Treadle sewing machine; table w/ 10 boards; (4) oak chairs; (6) plank seat chairs; sofa & chair; end table set; (8) folding chairs; painted milk can; (15) cu. ft. chest freezer; kitchen refrigerator; auto. washer & drier; Seth Thomas wall clock; D-ZION mid-century sofa; console record player; antique Oak rolltop desk; microwave; bookshelf; White Mountain 6 qt. ice cream freezer; braided rugs; (10+) handmade quilts; several knotted comforters; soft goods; bedding & sheets; pitcher & bowl set; misc. reading books; Hess & Winross trucks; Ertl tractors & toys; lots of colored & clear glass; water pitchers; (12+) peanut butter glasses; lemonade set; tin collection; crocks; croquet set; everyday glass wear; Pyrex covered dish; picnic cooler; large vases; roasters & canners; metal cabinets; wooden fork; 4 drawer card file; ice tongs; MF-305 snowblower; alum. Step ladder; electric chainsaw; socket sets; hammers & hatchets; battery charger; small air compressor; large hand saw; (2) old balance scales; floor jacks; small bench; copper oil can; Colman lantern; misc. tools; other items not listed. Preview on Friday, November 20 from 4 - 6 pm.

Please visit our updated website at www.martinandrutt.com

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