



(Akron Area)



PUBLIC AUCTION

**2-BDRM BRICK RANCHER * 1-CAR GARAGE * .19-AC. LOT
KITCHEN/DINING AREA * 1-BATH * FULL BASEMENT * CENTRAL AC**

TUESDAY, MAY 18, 2021 @ 6:30 PM



2-BR BRICK RANCHER (1954)



1,102 SQ. FT. RANCHER



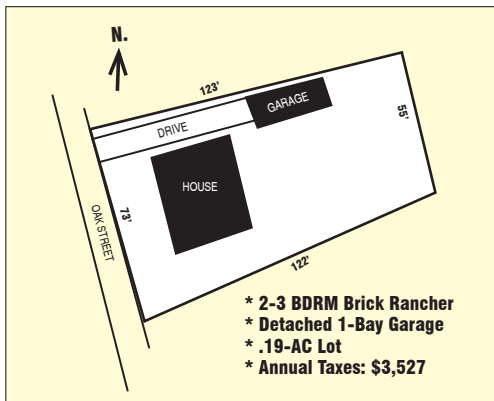
420 SQ. FT. GARAGE

Located at 725 Oak St. Akron, Pa. 17501

DIRECTIONS: From Akron, Pa. Main St./Rt. 272 follow Rt. 272 S. ½ mile to left on Oak St to home on left.

REAL ESTATE: consists of a 1,102 sq. ft. all brick rancher (1954) w/detached 1-car brick garage on a .19-ac. lot. Main floor features a 17'x13' formal living room w/brick FP & bay window; birch cabinetry kitchen & appliances, vinyl flooring; quaint built-in breakfast nook; 12'x12' dining room; full bath & 2-bedrooms; lower level includes a partially improved rec room; utility/storage room; laundry hook-up w/washer & dryer; outside entrance; 275 gallon fuel tank; oil heat/central AC; zoned residential; public water & sewer; annual taxes: \$3,527. Outbuilding: an all brick 18'x24' 1-bay garage; wide macadam drive; private level backyard.

OPEN HOUSE: SAT. MAY 1 & 8 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.



TERMS: 10% down day of sale, balance on or before 60-days. Attorney: Barbara Reist Dillon (717) 299-3726

Note: Charming well maintained solid brick residence, move-in ready; ideal starter or investment property, proven income generating property; quiet side street with easy access to 272/222; Ephrata schools.

For photos & listing visit www.martinandrutt.com



17'X13' LIVING ROOM



BIRCH CABINETRY KITCHEN



1-OF-2 BEDROOMS



PARTIALLY IMPROVED BASEMENT

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



AUCTION FOR:
Joseph K. & Melanie J. Brubaker
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