



(Farmersville Area)



PUBLIC AUCTION

**VERY NICE 3-BR RANCHER w/ ADDITION * 4 CAR GARAGE
.50+ ACRE LEVEL LOT * AGAINST FARMLAND * CENTRAL A/C**

THURSDAY JULY 22, 2021 @ 6:30 PM



3 BEDROOM RANCHER



TOTAL 4-CAR GARAGE

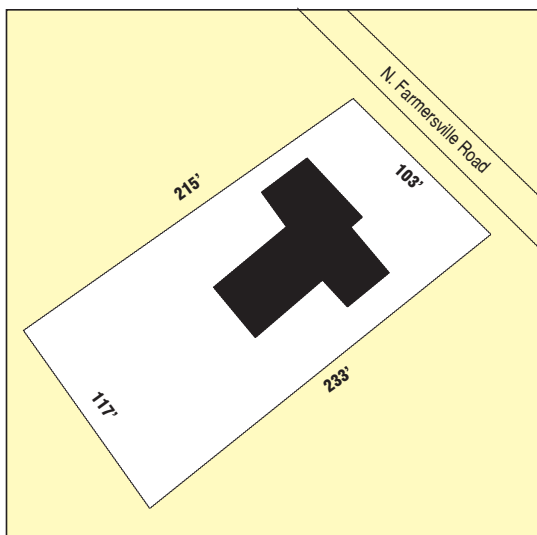


30' X 17' KITCHEN & LR

Located at 45 N. Farmersville Rd. Ephrata Pa. 17522

DIRECTIONS: From the square in Farmersville, travel North for ¼ mile to property on left (beside Farmersville Auction property).

REAL ESTATE DETAILS: A very clean 3 bedroom brick/vinyl Rancher w/ nice newer kitchen/garage addition on .50+ acre level lot. House was built in 1950 and has excellent 1-level living w/ approx. 1,523 sq. ft.; newer 30'x 17' kitchen/living area addition; eat-in kitchen has nice Oak custom cabinetry w/ heat in the floor, sink window, lots of counter space; open to a charming living area w/ front windows; 17'x 13' formal family room; 3 bedrooms w/ closet storage; 2 full bathrooms; side mud/laundry room w/ laundry hook-up, wash sink, cabinetry storage, closets; attached 31' wide x 27' deep 2 car garage w/ second kitchen & heat in the floor; garage has unfinished upper room (could be a wonderful recreation room; second attached 2 car garage (4 car total); covered front & side porch. Basement offers an additional 440 sq. ft. and has large open living room w/ real stone fireplace; egress window would allow an additional bedroom; utility room & crawl space under new kitchen; cold cellar; cistern to outside spigot; oil fired H/W radiator heat; central A/C; on-site well & septic; water softener; osmosis water treatment & filter; good roof; nice macadam driveway; backyard garden area; desirable West Earl Twp. & Conestoga Valley School District; zoned Residential; total taxes only approx. \$3,965.00. A wonderful opportunity to live in the small village of Farmersville.



OPEN HOUSE DATES: July 10 & 17, from 1-3 PM. Call/Text auctioneer 717-587-8906

BRIEF TERMS: 10% down payment day of auction, balance in 60 days or before. Auction is held under the terms of Attorney Tony Schimanek 717-299-5251.

Visit our updated website at www.martinandrutt.com

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
AY2189
John J Rutt II (717) 587-8906
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AUCTION FOR:
MABEL O. (late Ivan) HORST