



(East Earl/Goodville Area)



# PUBLIC AUCTION

**2-BDRM BRICK RANCHER w/1-CAR GARAGE \* .54-AC. RURAL LOT  
COVERED FRONT PORCH \* NEW ROOF \* BASEMENT FAMILY ROOM**

**THURSDAY, SEPTEMBER 2, 2021 @ 6:30 PM**



COVERED FRONT PORCH



2-BDRM 1,311 SQ. FT. BRICK RANCHER

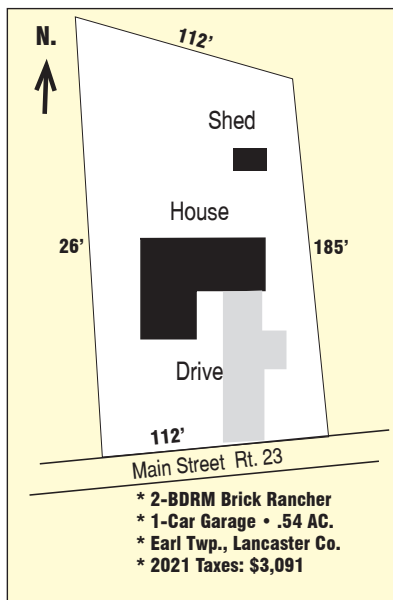


1-CAR GARAGE \* .54-AC. LOT

**Located at 1505 Main St. East Earl, Pa. East Earl Twp. Lancaster Co.**

**DIRECTIONS:** From the Shady Maple Complex Rt. 23 E. 1-mile to property on left, or from Goodville Rt. 23 W. ½ mi. to home on right.

**REAL ESTATE:** consistsof a custom built 1,311 sq. ft. 2-bdrm 1.5 bath brick rancher (1963) w/1-car garage on a .54-ac. rural lot. Main floor features a Birch cabinetry eat-in style kitchen & dining area w/vinyl flooring; a 14'x22' formal living room w/carpet; laundry; breezeway/office w/1/2 bath; 2-bedrooms w/closets; full bath; a 4'x8' mudroom/porch; 7'x19' covered front porch; attic storage; attached 1-car garage w/opener & man door; lower level includes a 28'x24' partially improved recreation/family room; utility room; newer oil furnace HW heat; professionally waterproofed basement; on-site well & standard septic; 200-amp svc; annual taxes: \$3,091. New insulated windows 2005; new roof 2015; swing set & 8'x12' garden shed included; macadam driveway & parking area; large backyard borders farmland!



**OPEN HOUSE: WED. AUG. 18 from 5-7 PM & SAT. AUG. 28 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: Kling & Deibler (717) 354-7700.

**Note:** Charming all brick rancher, beautiful rural setting surrounded by Lancaster Co farmland! Elanco schools, reasonable taxes, only 1-mile to Shady Maple! Convenient one-floor living!!

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



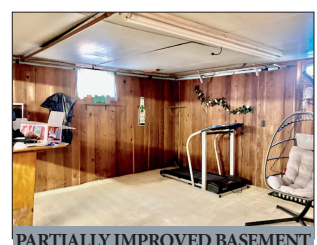
BIRCH CABINETRY KITCHEN



FORMAL LIVING ROOM



DINING AREA W/VINYL FLOOR



PARTIALLY IMPROVED BASEMENT

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



**AUCTION FOR:**  
**Karen Y. & (the late Lonnie J.) Martin**  
**(717) 471-2152**