



(Akron Area)



# PUBLIC AUCTION

**1.5-STORY COTTAGE STYLE HOUSE \* 3-BR \* VERY CLEAN  
.43 ACRE LEVEL LOT \* BRICK EXTERIOR \* HARDWOOD FLOORING  
COVERED FRONT PORCH \* NICE SIDE YARD \* AKRON PARK  
TUESDAY, MAY 17, 2022 @ 6:30 PM**

Located at 1222 Main St. Akron Pa. 17501



**DIRECTIONS:** In Akron, from Main St. & Rt. 272 traffic light, travel East on Main St. to property on right.

**REAL ESTATE DETAILS:** A very clean 1.5 story Cottage style house w/ 3 bedrooms & 3 bathrooms on .43 acre level lot. This house was built in 1936 and has approx. 1,923 sq. ft.; main level includes an 18'x 12' eat-in kitchen w/ abundant painted wooden cabinetry, lots of windows for natural light, updated appliances; 18'x 12' dining or gathering room w/ H/W flooring; 28'x 13' front living room w/ H/W flooring; 14.5'x 13' "Primary Bedroom" w/ H/W flooring; 18'x 14' office room w/ private entrance; 10'x 6' updated full bathroom w/ walk-in shower; laundry w/ stack-unit; inviting 24'x 10' covered front porch. Second level has 2 bedrooms (11'x 11' & 14'x 12') w/ H/W flooring; powder bathroom; lots of closet storage; attic storage area. Semi-finished basement has 34'x 14' recreation area w/ carpet; second laundry hook-up; powder bathroom; 21'x 13' storage room; 13'x 12' utilities room; public water & sewer; water treatment system; drinking water system; oil fired furnace w/ radiator heat (not the oil in tanks); updated insulated windows; low-maintenance exterior w/ red brick walls & slate roof; storage barn with electric hook-up; desirable Akron Boro; Ephrata School District; total property tax approx. \$4,815. This house has been well cared for and is ready for immediate occupancy. Only a few hundred feet to Akron Community Park, this offers many pleasant opportunities. The owner has already moved and is serious about selling this property at auction.

**OPEN HOUSE DATES:** Saturdays, April 30 & May 7, from 1-3 PM. Call/Text Auctioneer 717-587-8906

**BRIEF TERMS:** 10% of sold price down payment on the day of auction, balance in 60 days or before. This auction is held under the terms prepared by Attorney Kling, Deibler & Glick 717-354-7700

**OFFERING BROKER PARTICIPATION, CONTACT JOHN TO REGISTER**  
Please visit our updated website at [www.martinandrutt.com](http://www.martinandrutt.com)



CHARMING EAT-IN KITCHEN



HARDWOOD FLOORS THRU-OUT

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



**AUCTION FOR:**  
**HELEN I PEIFER**