



(Farmersville/Fairmont Area)



# PUBLIC AUCTION

**VERY NICE CLEAN RANCH STYLE w/ 3 BEDROOMS  
2 FULL BATHROOMS \* MANY RECENT UPGRADES  
.43 ACRE LOT \* TREMENDOUS VIEW \* NEW DECK  
THURSDAY, JUNE 16, 2022 @ 7:00 PM**



CLEAN BRICK RANCHER



IMPRESSIVE VIEW FROM DECK



FRONT LIVING ROOM

**Located at 205 E. Farmersville Rd. Ephrata Pa. 17522**

**DIRECTIONS:** From Rt. 322 & Rt. 222 intersection in Ephrata, travel East on Rt. 322 for 1.8 miles and turn right on E. Farmersville Rd. Stay on E. Farmersville Rd. for 2 miles to property on left (close to Fairmont Homes).

**REAL ESTATE DETAILS:** An extra nice Brick Rancher w/ 3 bedrooms and a wonderful view of the East on .43-acre lot. House was built in 1968 and has approx. 1,200 sq. ft. plus an additional 800 sq. ft. in the basement; eat-in kitchen w/ painted wooden cabinetry, appliances, newer vinyl flooring and tremendous Southern view over picturesque farmland, large pantry; living room w/ front "Bay Style" window & updated flooring; 3-bedrooms w/ closets & hardwood



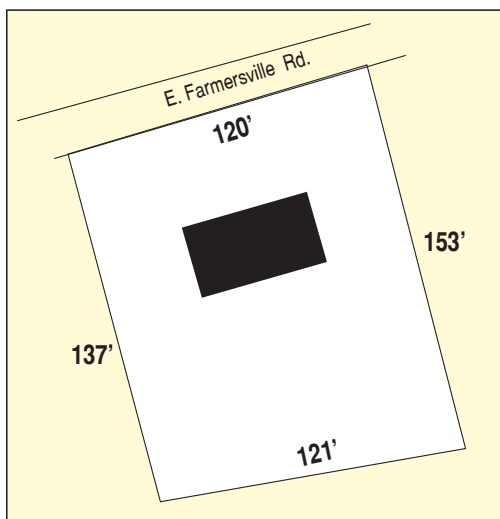
LARGE EAT-IN KITCHEN

flooring; 2-full bathrooms; charming (2022) rear deck w/ view is 144 sq. ft.; daylight basement has large living room w/ real bricks & flagstone hearth for woodstove; laundry room; deep 1-car garage w/ opener; basement storage area; propane fired warm air heat (500 gal. tank); central A/C; on-site well & septic system; water softener & UV light; updated roof (2019); updated windows & doors (2019); fire pit area; West Earl Twp.; desirable Conestoga Valley School District; Zoned Residential; total taxes approx. \$3,207. This house has many beautiful updates and is absolutely move-in condition. Great view of the countryside, please come and take a look, this is a rare opportunity.

**OPEN HOUSE DATES:** Saturdays, June 4 & 11, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

**REAL ESTATE TERM:** 10% down payment day of auction, balance in 60 days. This auction is held under the terms prepared by Attorney Kling, Deibler, & Glick 717-354-7700.

**Please find our website [www.martinandrutt.com](http://www.martinandrutt.com) or Facebook or Instagram**



**AUCTION BY:**  
**MARTIN & RUTT AUCTIONEERS**  
AY2189  
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**AUCTION FOR:**  
**MERVIN S. & EILEEN F. HORNING**