



(Ephrata Area)



PUBLIC AUCTION

**3-BDRM BRICK RANCHER w/2-CAR GARAGE * .43-AC. LOT
VEHICLES * ANTIQUES * GUNS * JEWELRY * QUILTS
SAT. OCTOBER 22, 2022 @ 9-AM/Real Estate @ 12 NOON**



3-BDRM (1972) BRICK RANCHER



1,232 SQ. FT. RANCHER W/GARAGE



SOUTH SIDE * NICE BACKYARD

Located at: 921 N. State St. Ephrata, PA Ephrata Twp. Lancaster Co.

DIRECTIONS: From downtown Ephrata, Main St. (Rt. 322) take N. State St. 1-mile north to home on right.

REAL ESTATE: consists of a 3-bedroom, 1-bath brick rancher (1972) with 1,232 sq. ft. & attached 2-car garage on a .43-acre corner lot. Main floor features a 14'x18' living room w/brick fireplace & bay window; maple cabinetry kitchen w/appliances; dining area w/access to rear screened porch; 3-bedrooms & full bath; attached 2-car garage w/laundry area. Lower level features 1,232 sq. ft. unfinished storage/recreation area, utility room includes central AC/oil furnace w/275 gallon fuel tank; central vac system; electric water heater; private well & public water & sewer; annual taxes: \$4,088.

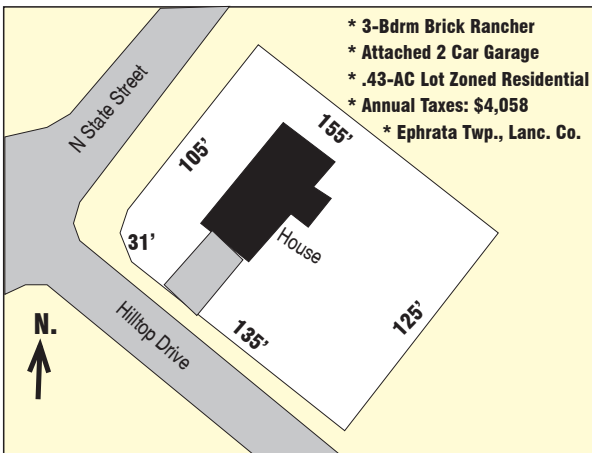
Open House: Sat. Oct. 1 & 8 from 1-3 PM for info call auctioneer @ (717) 371-3333

TERMS: 10% down day of sale, balance on or before 60-days. Attorney: Kling, Deibler & Glick (717) 354-7700

Note: Well built solid brick rancher located close to all conveniences just north of town; level corner lot w/mature shade; needs some cosmetic TLC; desirable Ephrata area schools, taxes only \$4,088.

For Photos & Listing visit www.martinandrutt.com

VEHICLES @ 12:30: Vehicles @ 12:30: 1998 RAM 3500 15-passenger van, 43k mi; white; auto trans; AC; V8; 2000 Ford Expedition 4WD SUV 7-pass; 205k mi; AC; V8; gray (some rust); both current inspection.



- * 3-Bdrm Brick Rancher
- * Attached 2 Car Garage
- * .43-AC Lot Zoned Residential
- * Annual Taxes: \$4,058
- * Ephrata Twp., Lanc. Co.

JEWELRY & GUNS @ 11: Mossberg 395KA 12-ga bolt action shotgun w/clip; Glenfield mod 25 .22 cal. bolt action rifle w/clip; gold & silver jewelry, costume jewelry. Guns & Jewelry not on premises till sale day.

PERSONAL PROPERTY @9: chest freezer; Whirlpool washer; Frigidaire dryer; maple dining table & 6-chairs, buffet & hutch; drop-leaf dinette; 4-pc dbl BR suite; qu. poster bed; power recliner; desk; flat TV; oil lamps; antique lamps; wall clock; quilts, comforters & blankets; wooden sewing box; cedar chest; nice collectible antique glassware; lots of cookware, kitchen items, home décor; 18-music boxes; Chrysler accordion; old bisque dolls; 4-galvanized tubs; Wilton vise; 24' aluminum ext ladder; 2-21" trim mowers; string trimmer; outdoor furniture; lots of shovels, rakes & garden tools; hand & power tools; plus more!

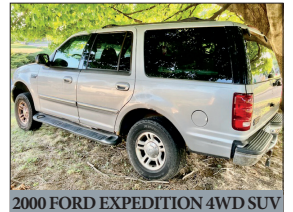
Terms: Cash, PA check, credit card w/3% admin fee, Great Food by Black Diamond Catering; sale under tent bring your chair!



MAPLE KITCHEN/DINING AREA



1998 RAM 3500 15-PASS VAN



2000 FORD EXPEDITION 4WD SUV



GLENFIELD MOD 25 .22 RIFLE

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



AUCTION FOR:
Nancy Rittenour
POA Kathy Dukeman
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