



(Mt. Airy Area)



PUBLIC AUCTION

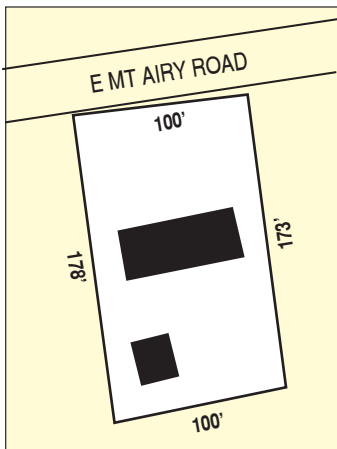
VERY NICE 4-BDRM BI-LEVEL * .37 ACRE LOT.
ATTACHED GARAGE * LEVEL BACKYARD * NICE DECK
TUESDAY JAN. 31, 2023 @ 4:00 PM



Located at 130 E. Mount Airy Rd. Stevens Pa. 17578

DIRECTIONS: From Mount Airy, travel East ¼ mile to property on right.

REAL ESTATE DETAILS: A clean and oversized 4 bedroom bi-level style house on .37 acre lot. Rare to have this style house with 2,116 sq. ft. finished; house was built in 1980; house includes 21'x 11.5' eat-in kitchen w/ painted cabinetry, appliances, rear doors lead to 22'x 12' rear wooden deck; front 14'x 13.5' living room w/ large front window; 13.5'x 11.5' primary bedroom has closet storage & private entrance to common area full bathroom w/ tub shower; bedroom #2 is 13.5'x 10.5' w/ closet; bedroom #3 is 11.5'x 10' w/ closet. Lower level has 23'x 11' family room; 15.5'x 11.5' office; 13'x 10.5' 4th bedroom; second full bathroom; 11.5'x 6.5' laundry room; storage area; 21.5' deep x 17' wide 1.5-car garage w/ opener; good well (recently fracked); Kinetico water system w/ UV light; on-site septic system; electric baseboard heat & wood-pellet stove; A/C mini-split; 200-amp elec. service; storage shed; nice backyard; zoned residential; desirable Clay Twp.; Ephrata Area School District; total taxes only approx. \$3,413.



OPEN HOUSE: Saturdays Jan. 14 & 28, from 1-3 PM.
Call/Text Auctioneer 717-587-8906.

BRIEF TERMS: 10% down payment the day of auction, balance in 60 days or before. This auction is held under the terms prepared by Attorney Nick Gard 717-656-6717

Please visit our website @ www.martinandrutt.com or
Facebook or Instagram

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



AUCTION FOR:
BRANDON & RACHELLE NOLT