



(Akron Area)



# PUBLIC AUCTION

**2-STORY HOUSE SINGLE HOUSE \* 3-BR's & 2-BATHs  
OFF-STREET PARKING \* .21-ACRE \* LOW-MAINTENANCE  
THURSDAY, MARCH 23, 2023 @ 6:00 PM**



SINGLE, 3-BR HOUSE



OFF-STREET PARKING



ROOMY EAT-IN KITCHEN



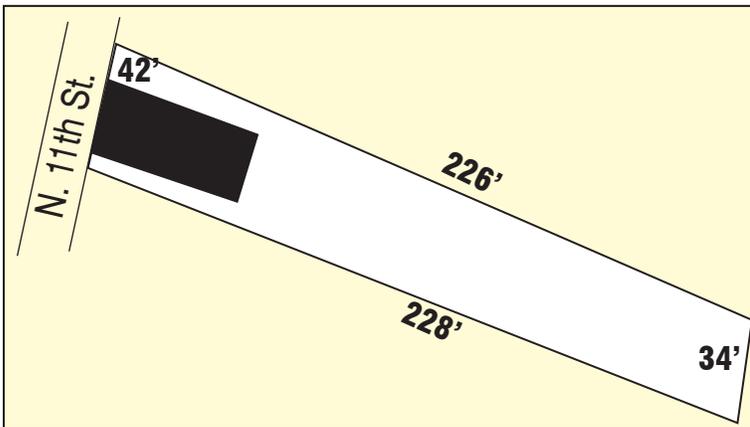
CLEAN, OVER 1,600-SQ

**Located at 31 N. 11th St. Akron Pa 17501**

**DIRECTIONS:** From Main St. & Rt. 272 intersection in Akron, travel East on Main St. and turn left on N. 11th St to property on the right.

**REAL ESTATE DETAILS:** A nice, well maintained 2-story single house w/ 3 bedrooms and 2 bathrooms on .21 acre lot. House has approx. 1,636 sq. ft. inside and is extra clean and ready for immediate occupancy. Main level includes a roomy eat-in kitchen w/ finished wooden cabinetry, sink window, elec. stove, newer dishwasher, frig, opens to side door w/ covered side porch; oversized front living room w/ lots of natural lighting; rear laundry/mud room w/ closet; half bathroom. Second level has large primary front bedroom w/ double closet; 2 additional bedrooms w/ closets; spacious full bathroom w/ tub shower; abundant closet storage space. Low-maintenance vinyl siding; good shingle roof; updated windows; public water & sewer; oil fired H/W furnace w/ newer tank; updated domestic water heater; off-street parking for 4 cars; shared driveway; level backyard for recreation; fire hydrant in front of house; Ephrata School District; Akron Boro; total taxes approx. \$3,753.

**AUCTIONEER NOTE:** This desirable property would make an ideal primary residence or start building equity as an income producing investment. This house has been well maintained for the last 25 years. Desirable "Akron Park" is only a few properties away. Sellers is serious about saying Sold, please come prepared to buy.



**OPEN HOUSE:** Saturdays, March 11 & 18, from 1-3 PM or auction day 5-6 PM. Call/Text Auctioneer at 717-587-8906.

**BRIEF TERMS:** \$20,000 down payment due day of auction, balance in 60 days or before. This auction is held under the terms of Attorney Elvin Kraybill 717-291-1700.

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

**OFFERING BROKER PARTICIPATION  
INTERNET BIDDING AVAILABLE**

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



**AUCTION FOR:  
THE MENNONITE FOUNDATION**