



(Akron/Ephrata Area)



PUBLIC AUCTION

1-ACRE COUNTRY LOT * HORSE BARN & PASTURE

4-BEDROOM BRICK RANCHER * 2-CAR GARAGE

FULL DAYLIGHT BASEMENT * WONDERFUL DECK

SATURDAY APRIL 22, 2023 @ 10:00 AM



4-BR RANCHER



EAT-IN KITCHEN



FULL DAYLIGHT BASEMENT



20' X 16' BARN & PASTURE

Located at 390 Akron Rd. Ephrata Pa. 17522

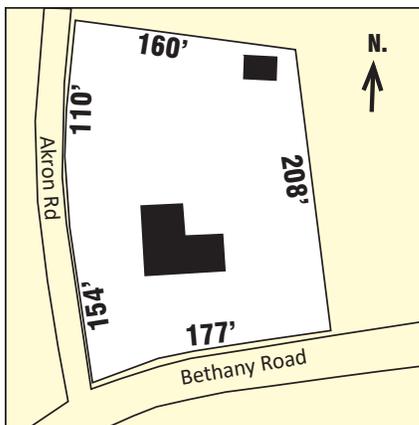
DIRECTIONS: From Rt. 322 on the East side of Ephrata, turn on Bethany Rd. (at traffic light), travel straight for 1 mile to property on the right (corner lot).

REAL ESTATE DETAILS: A nice 1-owner brick Rancher w/ 4 bedrooms and 2-car attached garage on a country 1-acre lot w/ a horse/pony/sheep barn and pasture. House was built in 1966; has approx. 1,474 sq. ft. on the main level; 21'x 13' eat-in kitchen w/ wooden cabinetry, abundant counter space, sink window, dining area, sitting area; 19'x 11' living room w/ bay style window & closet; 12'x 11.5' primary bedroom w/ closet & private half bathroom; 13'x 12' bedroom #2 w/ closet; 13'x 11.5' bedroom #3 w/ closet; 13'x 11.5' basement bedroom #4 w/ closet and 2 windows; full bathroom w/ tub shower; 16.5'x 6.5' mud room w/ laundry hook-up; 22' deep x 18.5' wide 2-car attached garage; charming 22'x 14' treated wood rear deck; large 48'x 20' open family room in full daylight basement; cold cellar; full stairway to upstairs (possible future expansion); covered front porch; lots of hardwood floors; on-site well & septic; desirable Propane forced air heat & central A/C; updated domestic water heater in 2017; 2-driveways w/ good macadam.

BARN & PASTURE: A good wooden 20'x 16' horse/pony/sheep barn, 1-stall and second level hay storage. Pasture area has box-wire fence; Ephrata Township; Ephrata Area School District; total taxes approx. \$4,365. Excellent country setting with a view out the back and only minutes to local conveniences. Owner has moved to a retirement home and is serious about selling at auction.

BRIEF TERMS: A down payment of \$30,000 down day of auction, balance in 60 days or before. This auction is held under the terms provided by Attorney Tony Schimaneck 717-299-5251.

OPEN HOUSE: Saturdays April 1 & 15, from 1-3 PM. Call/Text Auctioneer 717-587-8906



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



SCAN TO VIEW

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



AUCTION FOR:
PAUL S. (late MARGARET G.) GROFF