



(East Earl Twp. /Martindale Area)



PUBLIC AUCTION

4-BDRM 1-BATH RANCHER w/2-CAR GARAGE * .53-AC. LOT

CHERRY CABINETRY KITCHEN * DAYLIGHT BASEMENT * 10x14 SHED

WEDNESDAY, MAY 1, 2024 @ 6:00 PM



4-BDRM 1-BATH RANCHER



2,772 SQ. FT. RANCHER * .53-AC. LOT



RANCHER W/2-CAR GARAGE

Located at 865 Centerville Rd. Ephrata, Pa. East Earl Twp. Lancaster Co.

DIRECTIONS: From Rt. 322 in Hinkletown take Martindale Rd. E 2-mi. to left on Gristmill Rd. 1.5-mi. to right on Centerville Rd. to home on left.

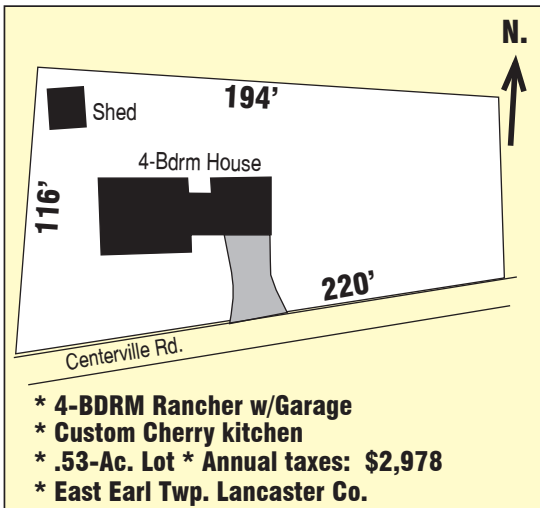
REAL ESTATE: Consists of a 2,772 sq. ft. 4-bedroom frame rancher w/attached garage on a .53-acre lot. Main floor features a spacious 15'x13.5' eat-in style raised panel cherry cabinetry kitchen w/ range, fridge & microwave; 13'x10.5' breakfast nook area; 10'x13' office or library w/bay window; attached 2-car garage; full bath; 15'x14' formal living room w/bay window; 14'x12.5' bedroom w/ closet; 14'x9.5' bedroom or laundry; covered front porch; rear deck; upper level includes 2-14'x15' bedrooms w/closets & 2-WIC w/under eave storage; good roof & insulated windows; 1,168 sq. ft. daylight basement has concrete floor, workshop area; canning storage; oil HW heat w/275 gallon fuel tank; on-site well & septic system; annual taxes: \$2,978; 10'x14' storage shed; large garden area; nice wide paved driveway.



CUSTOM CHERRY KITCHEN



ALL APPLIANCES INCLUDED



OPEN HOUSE: SAT. APRIL 13 & 20 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

TERMS: 10% down day of sale, balance in 60-days. Attorney: Patrick Deibler (717) 354-7700

Note: Charming 4-bedroom rancher surrounded by farmland, beautiful rural setting; convenient daylight basement, nice level .53-ac. lot w/ample room for garden or horse barn!

FOR PHOTOS & COMPLETE LISTING VISIT
www.martinandrutt.com



15'X14' FORMAL LIVING ROOM



10'X14' STORAGE SHED

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



AUCTION FOR:
Eli M. Sauder