

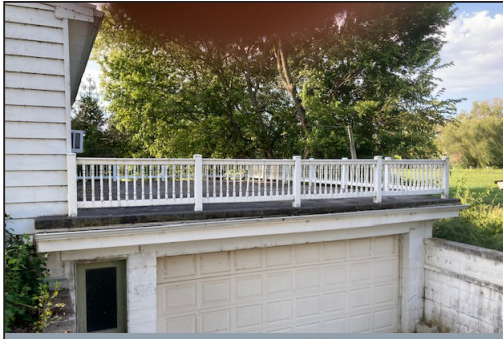


(East Earl Area)



PUBLIC AUCTION

3-BDRM 1.5-BATH 2-STORY FARMHOUSE * .34-AC. LOT
2,400 SQ. FT. HOME * ATTACHED 2-CAR GARAGE
SATURDAY, OCTOBER 26, 2024 @ 2:00 PM



2-CAR GARAGE & PATIO AREA



1800'S 2-STORY FARMHOUSE

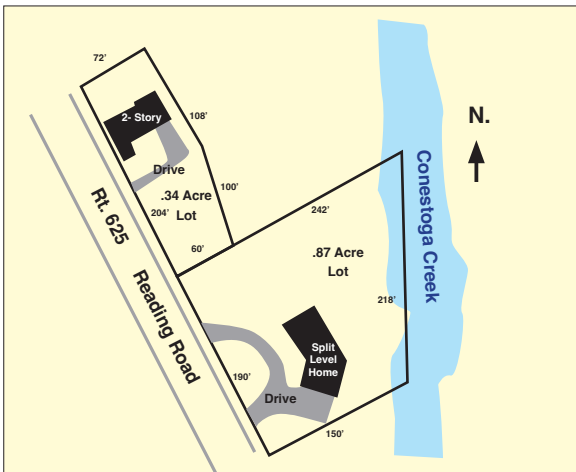


3-BDRM 1.5-BATH HOME * .34-AC. LOT

Located at: 296 Reading Rd. East Earl, Pa. E. Earl Twp. Lancaster Co.

Directions: From Shady Maple Complex take Rt. 23 E. to Rt. 625 N. 2-miles to home on right.

Real Estate: consists of a 2,400 sq. ft. 1800's masonry/stucco 2-story farmhouse w/attached 2-car garage on a .34-acre lot. Main floor has 9'ceilings and includes a 16'x14' eat-in style Cherry cabinetry kitchen w/appliances; 16'x16' family room w/built-in corner cupboard; 16'x28' living room w/brick FP & LP insert & built-in corner cupboard; covered 13'x10' side entry porch; laundry/office area; ½ bath; oil furnace HW heat; 22'x30' rear patio; 2nd floor has 3-bedrooms & a full bath; attic storage; 1,200 sq. ft. unimproved basement w/concrete floor; water softener system; on-site well & (new 2024 public sewer); attached 2-car garage w/shop area; annual taxes: \$4,681.



- 3-BDRM, 1.5 Bath Farmhouse
- Attached 2-Car Garage
- East Earl Township Lancaster County
- Annual Taxes: \$4,681

OPEN HOUSE: SAT. OCT. 5 & 12 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: Nice rural eastern Lancaster Co. setting features an 1800's move-in ready 2-story farmhouse w/2-car garage/shop and large patio overlooking pasture & farmland along the Conestoga Creek. Sellers have retired and are motivated to sell.

For photos & complete listing visit www.martinandrutt.com



Cherry Cabinetry Kitchen



16'x16' Family Room



Living Room w/Brick FP



Laundry & Powder Room

AUCTION BY: Martin & Rutt
Auctioneers, LLC AY2189-L
Michael J. Martin (717) 371-3333
John J. Rutt II (717) 587-8906
Cameron Rutt



AUCTION FOR:
Frank W. & Eva G. Burkholder