



(East Earl Area)



PUBLIC AUCTION

3-BDRM 1,771 Sq. Ft. HOME w/ATTACHED 2-CAR GAR. * .56-AC. LOT
(NEW 2019) 24'x40' 2-STALL HORSE BARN/GARAGE * 10'x16' SHED

**** OUTSTANDING WELL-MAINTAINED COUNTRY PROPERTY ****

THURSDAY, OCTOBER 10, 2024 @ 6:00 PM



24'X40' 2-BAY HORSE BARN (NEW 2019)



3-BDRM 2-BATH BI-LEVEL * .56-AC. LOT

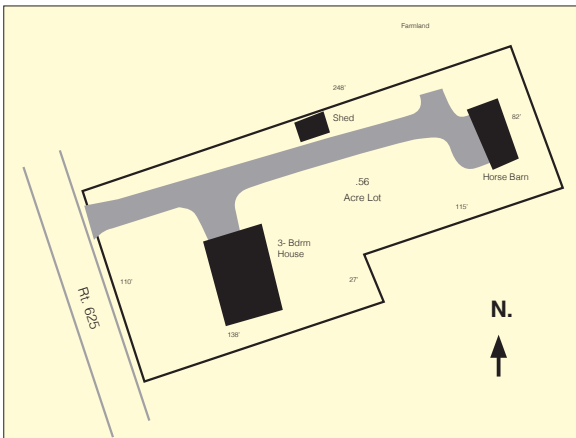


1,771 SQ. FT. HOME W/2-CAR GARAGE

Located at: 216 Reading Rd. East Earl, Pa. E. Earl Twp. Lancaster Co. ELANCO schools.

Directions: From Rt. 23 East of Shady Maple complex turn left on Rt. 625 N. 1-mile to property on right.

Real Estate: consists of a 1,771 sq. ft. brick & aluminum (1978) 3-bedroom bi-level home w/2-car garage plus a new 24'x40' horse barn/garage on a rural .56-acre lot. 1,288 sq. ft. main floor features a raised panel cherry cabinetry kitchen w/DW, pantry, sit-up bar & vinyl plank flooring; open to 13'x10' dining area w/access to 20'x12' rear deck; open foyer; 14'x13' living room w/bay window & carpet flooring; full bath; BR #1) 13'x13.5' has double closet & private full bath; BR #2) 13'x10.5' w/closet; BR #3) 10.5'x10' w/closet, all bedrooms have carpet flooring; 483 sq. ft. finished lower level includes a 23'x15' family room w/vinyl plank flooring, brick hearth w/Harmon coal stove; laundry, 1/2 bath hook-up; heated 26'x23' 2-bay garage; 200 amp svc; central AC/heat pump; on-site well & (new 2024) public sewer; zoned R-1; horse tie rail; spacious lawn & garden area; annual taxes: \$3,536. **Outbuildings:** a (new 2019) 24'x40' horse barn w/2-12'x12' stalls, 2-garage bays & shop area, water & electric; a 16'x10' utility shed w/dog run.



- 3-BDRM, 1.5 Bath Bi-level
- Attached. 2-car Garage, .56 Acre Lot
- New 2019, 24 x 40 2-stall horse barn
- East Earl Twp. Lancaster Co.
- Annual Taxes: \$3,536

**OPEN HOUSE: SAT. SEPT. 21 & 28 from 1-3 PM for info
call/text auctioneer @ (717) 371-3333**

Terms: 10% down day of sale, balance on or before 60-days.
Attorney: Patrick Deibler (717) 354-7700.

Note: Home is in move-in ready condition; large level lot w/new professional landscaping by Ephrata Lawn Care; nice rural setting borders beautiful farmland situated in the heart of eastern Lancaster Co. Close to all conveniences w/easy access to Rt. 23/322 & 897. Recent maintenance performed by Ressler & Mateer Mechanical & Rissler Garage Doors.

For photos & complete listing visit www.martinandrutt.com



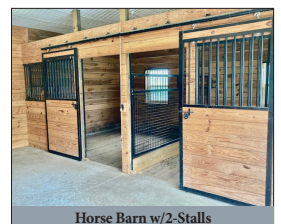
Cherry Cabinetry Kitchen w/Bar



Dining Area & Deck Access



Family Room w/Coal Stove



Horse Barn w/2-Stalls

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



AUCTION FOR:
Edward H. Steve