



(Schoeneck/Stevens/Mt. Airy Area)



PUBLIC AUCTION

3-BDRM 2-BATH 1,928 Sq. Ft. 2-STORY HOME * 1.40-ACRES!
2-STORY BARN/GARAGE/SHOP * GARDEN & ORCHARD AREA
THURSDAY, JANUARY 30, 2025 @ 4-PM



2-BAY BARN/GARAGE/SHOP



3-BDRM 2-STORY * 1.40-ACRES!

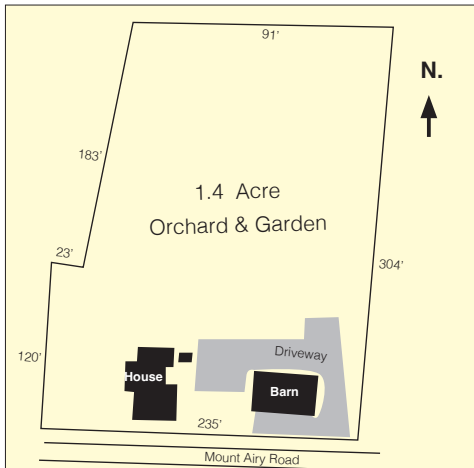


1,928 SQ. FT. 3-BDRM 2-BATH HOME

Located at 1200 Mt. Airy Rd. Stevens, Pa. 17578 W. Cocalico Twp. Lancaster Co.

Directions: From Ephrata Rt. 272 N. take Schoeneck Rd. N. to the village of Schoeneck take W. Queen St. becomes Mt. Airy Rd. 1-mile to property on right.

Real Estate: consists of a 1,928 sq. ft. frame 2-story farmhouse & 2-story bank barn/garage on a rural 1.40-acre lot. Main floor includes a 15'x17' eat-in style oak cabinetry kitchen w/vinyl flooring open to 15'x14' living room w/mini-split AC; 15'x10' family room w/closet; (new 2-yrs) full bath; 16'x12' bonus room; 8.5'x12' office/den; laundry/mudroom w/mop sink; ½ bath w/shower; 12'x16' rear deck; covered front porch; 2nd floor has a 14'x14' BR#1 w/WIC & mini-split AC; 10.5'x12' BR#2; 12.5'x17' BR#3; hall closet; attic storage; daylight walk-out basement has a 10'x8' utility room; 23.5'x21' future rec room; oil furnace HW heat; on-site well & septic; annual taxes: \$4,758. **Outbuilding:** a remodeled frame & stone 42'x26' 2-story bank barn, lower level offers 2-garage bays & shop area w/water & 220 elec. svc; upper level 3-bay storage area; large garden & fruit trees; nice paved driveway & parking area; all this situated on a rural 1.40-acre tract!



- 3-BDRM 2-Bath House
- 2-Story Barn/Garage
- 1.4 Acre Rural Lot
- W. Cocalico Twp.
- Annual Taxes: \$4,758

*This is a land plotting, not a survey.

Open House: Sat. Jan. 11 & 18 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

Terms: 10% down day of sale, balance on or before 60-days, all advertising is deemed to be correct; for zoning questions contact W. Cocalico Twp. 717-663-8013. **Attorney:** Tony Schimaneck 717-299-5251.

Note: *Spacious 2-story country farmhouse has rich character throughout, huge kitchen & dining area, new main bath; re-modeled bank barn/garage has many possible uses. Property offers ideal space for produce, greenhouses, garden, orchard or pasture.*

For Photos & Detailed Listing Visit www.martinandrutt.com



42'x26' BANK BARN



OAK CABINETY KITCHEN



LARGE LIVING ROOM



NEW FULL BATH (2-YRS.)

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:
David M. & Rachel G. High