



(Akron Area)

HYBRID PUBLIC AUCTION



**HISTORIC 2.5-STORY LIMESTONE HOUSE * 4-BR & 2-BATH * MANY ORGINAL FEATURES
NEEDS TLC * .27-ACRE LOT * 40'x 24' 2-STORY GARAGE w/ (2) OVERHEAD DOORS**

THURS. JANUARY 23, 2025 @ 4:00 PM



1763 LIMESTONE HOUSE



2-STORY 40'X 24' GARAGE/SHOP



ORG. INTERIOR STONE WALLS

SNOW DATE: TUESDAY JANUARY 28 @ 4:00 PM

LOCATED AT: 1360 Diamond Station Rd. Ephrata, PA 17522 * West Earl Twp.

DIRECTIONS: From Main St. in Akron on the East side of town, turn onto Diamond Station Rd, travel half mile to property on the left.

REAL ESTATE LISTING: Welcome to "My Peaceful Dwelling" an historic Limestone 2.5-story house w/ 4-bedrooms and 2-bathrooms w/ desirable 40'x 24' concrete block/framed 2-story garage. This house was built in 1763; has approx. 2,450 sq. ft.; older dormer addition in the back; kitchen has elec. stove, old cast-iron sink, wooden cabinetry; front dining room w/ wood pellet heater; front living room org. stone fireplace w/ wood stove insert; mud room has shower room & commode (elec. baseboard heat); rear covered porch. Second level has full bathroom; 4-bedrooms; primary bedroom has unfinished room plumbed for full bathroom; laundry room; covered rear deck. House has newer metal roof; public sewer hook-up (2023); private well; LP-Gas furnace w/ air-handler (needs repair). House has a spectacular covered front porch and retains many original characteristics inside like exposed stone walls, deep window sills, plank flooring, visible floor joist. The restoration is not complete, bring your dreams and finish it to your liking.

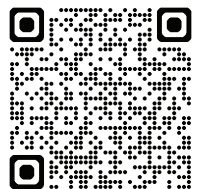
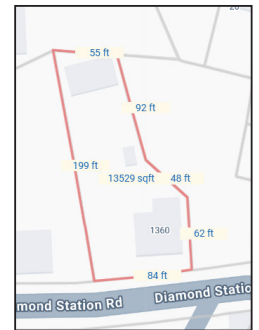
DETACHED GARAGE/SHOP: A very desirable 2-story concrete block & framed 40'x 24' garage/shop. Has (2) 16' wide x 7' high overhead doors; elec. service; concrete floor; inside steps to second level; set-up for woodshop (could be hay/straw storage); double swinging door for outside access or fork-lift access; shingle roof. Conestoga Valley School District; West Earl Twp; zoned AG; total taxes approx. \$4,816.

OPEN HOUSE DATES: Saturdays Jan. 11 & 18, from 1-3 PM. Call/Text Auctioneer at 717-587-8906.

BRIEF TERM: \$30,000 down payment the day of auction, balance in 60-days or before. Terms prepared by Attorney James N. Clymer 717-299-7101. This information is believed to be true/correct, however buyer is responsible to verify any/all provided information.



DINING AREA & WINDOW SILLS



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

Scan to view

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



AUCTION FOR:
MY PEACEFUL DWELLING LLC