



(Clay & Brunnerville Area)

PUBLIC AUCTION



1.1-ACRE COUNTRY LOT * ANIMAL BARN & DOG KENNEL * FINISHED BASEMENT * REAR SUNROOM
3-BR RANCHER TOTALLY REMODELED INSIDE * 3-FULL BATHS * 2-CAR GARAGE

THURSDAY MARCH 6, 2025 @ 5:00 PM



IMPRESSIVE 3-BR RANCHER



LEVEL BACKYARD & SUNROOM



BARN & DOG KENNEL

LOCATED AT: 1538 Clay Rd. Ephrata, PA 17522 * Elizabeth Township

DIRECTIONS: From the village of Clay on Rt. 322, turn West on Clay Rd. to property on the right.

DETAILED PROPERTY LISTING: A fantastic remodeled 3-bedroom Rancher w/ an "open floor plan", approx. 1,721 sq. ft. on the main level on 1.1-acre country lot. House is built in 1977, is totally remodeled inside w/ 29'x 27' open kitchen, dining & living area; beautiful painted kitchen has epoxy counter tops, island has butcher-block top & sink window overlooking the backyard; dining area has patio door leading to 15.5'x 10.5' sunroom; front living area has large Bay-style window, new recess lighting; 14'x 14' very nice primary bedroom w/ walk-in closet & private primary full bathroom w/ double sink & appealing tile shower; 2 additional bedrooms w/ closets; second full bathroom w/ tub shower; laundry room w/ track-door, S.S. sink & cabinetry storage; third full bathroom w/ shower stall; rear entrance to mud room; attached 25.5'x 23.5' 2-car garage w/ insulated overhead door & attic storage. Finished lower level adds 1,150 sq. ft. including 26'x 20' family room w/ painted brick hearth holding a propane home heater; 22'x 12.5' recreation room; 19'x 10.5' office/work room; 23.5'x 13' storage room; second stairway leads to attached garage.

EXTRA FACTS: Whole house painted in 2022; new roof in 2020; new windows thru-out; elec. baseboard heat w/ propane heater; new elec. wiring & outlets/switches; recess lighting; new stamped concrete walkway in front & back; oversized macadam driveway; campfire area; mature shade trees; impressive level backyard; raised bed gardens; on-site well & septic system; all new landscaping; 200-amp electric service; whole house fan; zoned Agriculture; Warwick School District; taxes approx. \$4,690.

KENNEL & BARN: A 36'x 32' stick-built detached barn has overhead door, tack room, remarkable dog kennel (newly remodeled) w/ 5 inside/outside runs, epoxy painted floors, propane heater, well insulated, excellent condition; water hook-up; 100-amp breaker in barn.

AUCTIONEER NOTE: A 1.1-acre first-class level lot w/ and a wonderful view over the local farmland. Property is well maintained w/ many impressive upgrades thru-out. Seller is moving out of the area and is serious about selling, please come take a look.

OPEN HOUSE DATES: Saturdays Feb. 15 from 10-AM to 1-PM & Feb 22 from 1-PM to 3-PM. Call/Text Auctioneer for private showing 717-587-8906

BRIEF TERMS: 10% down day of auction, balance in 60 days. For complete terms please call Attorney Glick, Goodly, Deibler & Fanning 717-354-7700. This information is believed to be true/accurate, however buyer is responsible to verify any/all provided information.



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AUCTION BY: Martin & Rutt
Auctioneers, LLC AY2189-L
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Cameron Rutt



AUCTION FOR:
CARSON & SHALYNN MARTIN

More info on other side



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PUBLIC AUCTION



SPACIOUS BACKYARD



VIEW OF SURROUNDING AREA



OPEN FLOOR PLAN



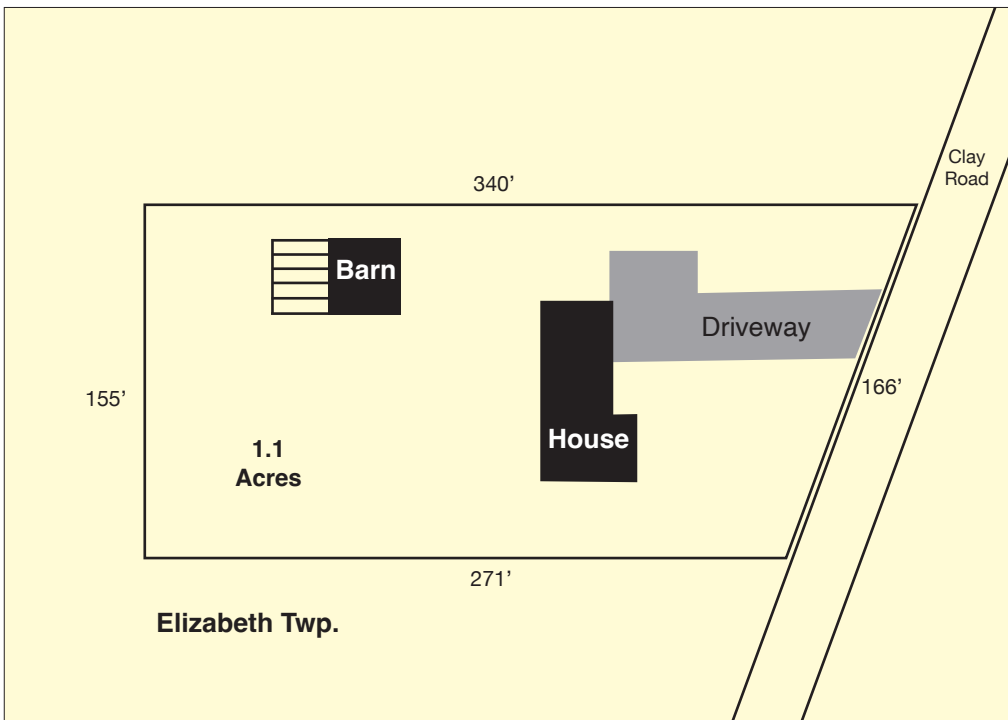
FRONT LIVING AREA & WINDOW



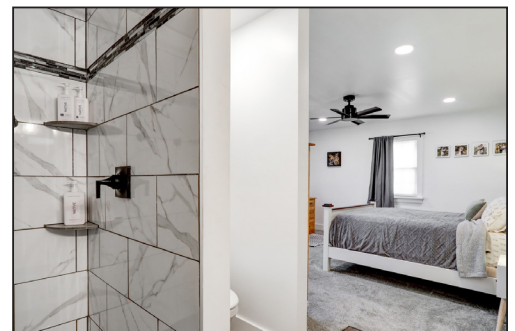
BEAUTIFUL KITCHEN



INVITING REAR SUNROOM



LAND PLOTTING



PRIMARY BR & BATH



MAJESTIC FINISHED BASEMENT

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