



(Akron Area)

PUBLIC AUCTION



CHARMING 2-BR STONE/VINYL RANCHER * CLEAN
2-CAR DETACHED GARAGE * GREAT LOCATION * AKRON PARK
TUESDAY APRIL 22, 2025 @ 6:00 PM



2-BR RANCHER



2-CAR DETACHED GARAGE



FRONT LIVING ROOM

LOCATED AT: 1140 Main St. Akron, PA 17501 * Akron Boro

DIRECTIONS: From Main St. & Rt. 272 traffic light intersection in Akron, travel East on Main St. to property on the right.

REAL ESTATE LISTING: A charming 2-bedroom Ranch style house w/ 2-car detached garage on quarter acre lot. This house was built in 1929, has approx. 1,064 sq ft.; 10.5'x 8' kitchen w/ Oak cabinetry, LG S.S. frig, LG S.S. double over stove; 11.5'x 11.5' dining room; 12'x 11.5' front living room w/ abundant windows for natural lighting; 11'x 9.5' office or recreation room; 11'x 9' primary bedroom w/ closet; 11'x 9.5' bedroom #2; full bathroom w/ tub shower; rear main level laundry room w/ shelving (newer front load LG washer & dryer); fantastic covered front porch; side car-port entrance. Basement level is 34'x 22' open area for future expansion; rear bilco door. House has updated insulated windows & exterior doors; oil forced warm air heat; newer central A/C; good roof; double-D style breakers; updated elec. water heater; public water & sewer; Ephrata Area School District; taxes approx. \$3,209. DETACHED 20'x 18' 2-CAR GARAGE has 2-vinyl overhead doors, concrete floor, elec hook-up; good 4-sided roof; daylights out the back for additional storage.

AUCTIONEER NOTE: House is clean and ready for immediate occupancy. Chestnut floors through-out and org. chestnut wood trim on the main level. Backyard play area. Desirable location close to most conveniences and Akron Park. Great for first-time home buyer or for an investment income producing property. Come and see how this could work for you!

OPEN HOUSE: Tuesdays April 8 & 15, from 5:00- 6:00 PM. Call/Text Auctioneer 717-875-6032

BRIEF TERMS: \$30,000 down payment, balance in 60-days or before. This auction is held under the terms prepared by Attorney Glick, Goodley, Deibler & Fanning 717-354-7700. Buyer needs to verify any/all information. By placing a bid, buyer is acknowledging they accept the sellers' terms & conditions.

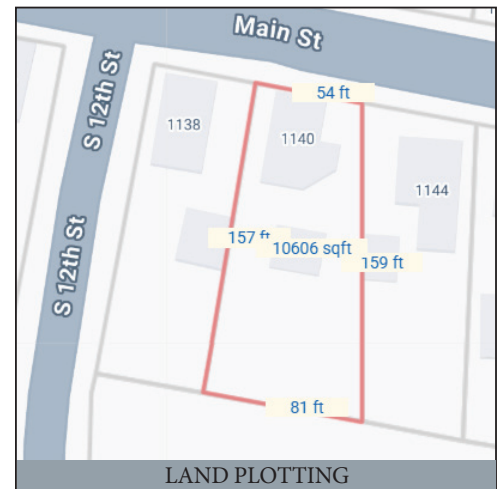
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KITCHEN W/ ALL APPLIANCES



LAND PLOTTING

AUCTION BY: Martin & Rutt
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AUCTION FOR:
Property Owner