



(West Akron, Bike Trail Area)

# HYBRID PUBLIC AUCTION



**CLEAN BRICK RANCHER \* 3-BEDROOMS \* FULL BASEMENT  
.36-ACRE LEVEL LOT \* ATTACHED GARAGE \* NEW ROOF**

**THURSDAY MAY 15, 2025 @ 6:00 PM**



3-BEDROOM RANCHER



NICE LEVEL LOT



FULL BASEMENT

**LOCATED AT:** 24 Wolf Rd. Akron, PA 17501 \* Akron Boro

**DIRECTIONS:** From the traffic light at Main St. & Rt. 272, travel West on Main St. to right turn on Wolf Rd. (before bike trail), to house on left.

**REAL ESTATE LISTING:** A clean brick rancher w/ attached 1-car garage on .36-acre level lot. This all brick 2-owner house was built in 1963 and has approx. 1,176 sq. ft. on main level; 22'x 10' eat-in kitchen area w/ Maple cabinetry & appliances, sink window overlooking the backyard; 18.5'x 13' front living room w/ bay window & coat closet; 13'x 12.5' bedroom #1 w/ double door closet; 13'x 10' bedroom #2 w/ double door closet; 13'x 9' bedroom #3 w/ closet; full bathroom w/ tub shower; 26'x 11.5' 1-car attached garage; un-finished basement has 42'x 26.5' open area; small concrete rear porch. Newer macadam driveway; hardwood flooring thru-out the main level; small concrete porch; new shingle roof in 2020; central A/C; oil furnace; newer domestic water heater; updated 200-amp elec service; Ephrata Area School District; total taxes approx. \$3,883. Great location, the current owners lived here since 1966 so you know they liked it!

**OPEN HOUSE:** Saturday May 3 & 10, from 1:00-3:00 PM. Call/Text Auctioneer 717-587-8906

**BRIEF TERMS:** \$30,000 down payment, balance in 60-days or before. This auction is held under the terms provided by Attorney Glick, Goodley, Deibler & Fanning 717-354-7700. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however buyer is responsible to verify any/all written information before bidding.

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EAT-IN KITCHEN



NEW ROOF



LAND PLOTTING

**AUCTION BY: Martin & Rutt**  
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**AUCTION FOR:**  
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