



(Myerstown Area)

HYBRID PUBLIC AUCTION



CLEAN MODERN RANCHER * 3-BEDROOMS & 3-FULL BATHS
1-ACRE LEVEL LOT * COUNTRY SETTING * SPACIOUS 2-CAR GARAGE
UPDATED THRU-OUT * FINISHED BASEMENT * WELL MAINTAINED

FRIDAY JUNE 27, 2025 @ 6:30 PM



CLEAN 3-BR RANCHER



OPEN KITCHEN & LR



FINISHED BASEMENT

LOCATED AT: 343 N. Locust St. Myerstown, PA 17067 * Jackson Twp.

DIRECTIONS: From Rt. 422 in Myerstown at Brubaker Auto Sales, turn North on N. Locust St. Travel 1/2 mile to property on the left.

REAL ESTATE: A very clean/updated Ranch style house on a level 1-acre country lot w/ spacious 2-car attached garage and finished basement. House has approx. 1,456 sq. ft. (plus basement) and was built in 2002. Enter the front walks to eye-catching 18'x 8' front covered porch, cross the threshold into a 25'x 24' open kitchen & living room area w/ desirable white cabinetry, eat-at counter, cathedral ceiling, wood-grained vinyl flooring, new recessed lighting, attractive low windows, rear door to 28'x 14' concrete patio; primary 12'x 12' BR #1 w/ double closet; 12.5'x 11' BR #2 w/ closet; 12'x 11' BR #3 w/ closet; 6'x 6' sewing room or nursery; full bathroom #1 w/ walk-in shower & double sink; full bathroom #2 w/ tub shower; spacious 28'x 27' 2-car garage w/ double overhead doors, laundry hook-up & second stairs to basement. Full basement has 30'x 21' recreation room w/ elec. fireplace, abundant closet storage, new recess lighting; 11.5'x 11' office room; full bathroom #3 w/ walk-in shower; 24.5'x 22.5' unfinished storage area. Central A/C; efficient natural gas heat; public sewer; private well w/ water treatment system; updated water heater; 200-amp electric service; Eastern Leb. School District; taxes approx. \$3,850.

AUCTIONEER NOTE: This beautiful Rancher has been attentively remodeled and cared for. House is well lit w/ large windows and abundant lighting. Fantastic level lot w/ oversized backyard bordering farmland on 2-sides. Includes 10'x 19' double-door storage shed w/ elec. hook-up. House is very nice and nothing is needed before you move-in and start enjoying your new purchase.

OPEN HOUSE DATES: Saturdays June 14 & 21, from 1-3 PM. Call/Text Auctioneer @ 717-587-8906.

BREIF TERMS: 10% down payment, balance on August 18th. This auction is being held under the terms provided by Attorney Tony Schimanek 717-299-5251. 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.

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

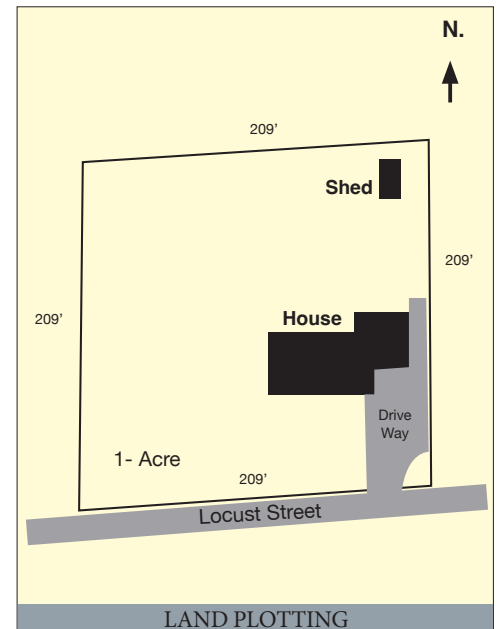
Offering 1% Compensation to Registered Agents * Internet Bidding Available



Scan to view



OPEN FLOOR-PLAN



LAND PLOTTING

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:
DAMIEN S. & TIFFANY J. GOOD