



(Ephrata Borough)



# PUBLIC AUCTION

4 BDRM; 2-BATH 2-STORY HOME \* .07-AC. LOT  
DETACHED 1-CAR GARAGE \* NEW GAS FURNACE  
**MONDAY, JUNE 2, 2025 @ 6:00 PM**



COVERED WRAP-AROUND PORCH



4-BEDROOM 2-BATH 2-STORY

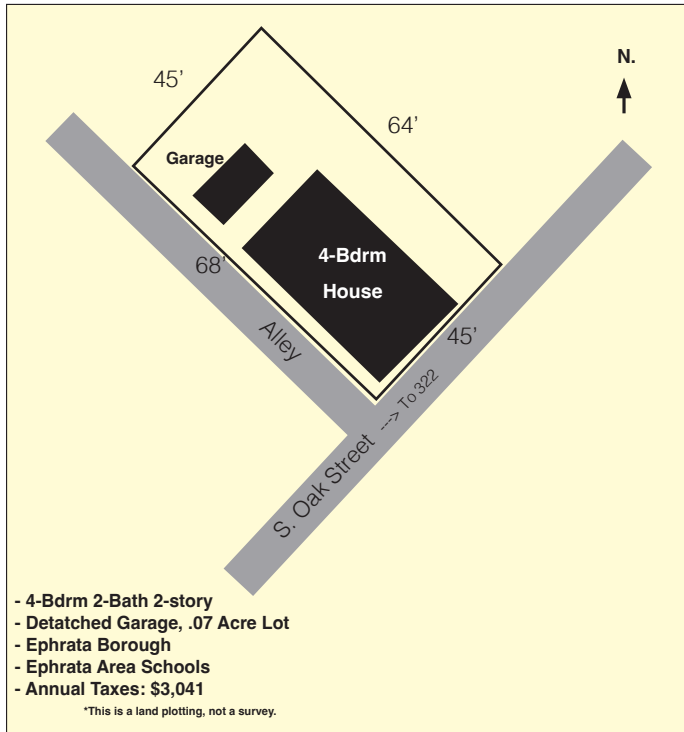


1,407 SQ. FT. 2-STORY DWELLING

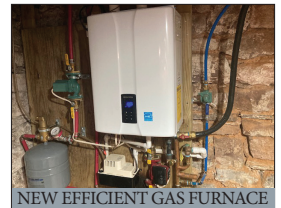
Located at: 17 S. Oak St. Ephrata, Pa. 17522 Ephrata Borough Lancaster Co.

**Directions:** From (Rt. 322) Main St. Ephrata, take S. Oak St. ½ block to property on right.

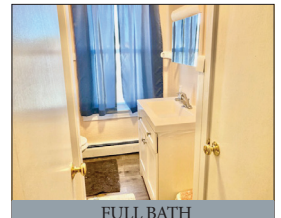
**REAL ESTATE:** main floor features an eat-in style Oak cabinetry kitchen w/range & fridge; utility room; laundry hook-up; 12'x14' formal dining room/family room; 16'x14' main floor bedroom w/private bath; upper level features BR#1) 14'x14' w/2-closets; BR#2) 14'x12' w/2-closets; BR#3) 10'x10' w/closet & access to balcony & outside staircase; full bath w/tub/shower combo; attic storage; basement is unimproved w/new energy efficient gas furnace; electric water heater; public utilities include gas, water & sewer; annual taxes: \$3,041. Nice convenient walk-able neighborhood, close to downtown shops; easy access to public transportation & Rt. 322. Affordable for first time home buyer or excellent investment/rental property!



KITCHEN W/RANGE & FRIDGE



NEW EFFICIENT GAS FURNACE



FULL BATH



1-OF-4 BEDROOMS

**OPEN HOUSE: SAT. MAY 17 & 24 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.**

**TERMS:** 10% down day of sale, balance in 60-days. **ATTORNEY:** Patrick Deibler (717) 354-7700

**NOTE:** *Spacious 1,407 sq. ft. 2-story dwelling features low maintenance exterior, insulated windows; vinyl siding; new roof; potential multi-unit residence; one-car block garage; ample off-street parking.*

For Photos & Detailed Listing Visit

[www.martinandrutt.com](http://www.martinandrutt.com)

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



**AUCTION FOR:**  
Kay "Mac" &  
Christine A. McElhenney