



(Akron Area)

HYBRID PUBLIC AUCTION



3-BEDROOM RANCHER w/ 1-CAR GARAGE * LEVEL BACKYARD
HARDWOOD FLOORS * DAYLIGHT BASEMENT * .23-ACRE

THURSDAY JULY 17, 2025 @ 6:00 PM



3-BEDROOM RANCHER



FANTASTIC BACKYARD



COVERED REAR PORCH

LOCATED AT: 809 New St. Akron, PA * Akron Boro

DIRECTIONS: From the traffic light at Rt. 272 & Main St, turn South on Rt. 272 and travel 1/3-mile to left turn on New St, to property on the left.

REAL ESTATE DETAILS: A clean 3-bedroom "Raised Rancher" w/ 1-car attached garage on .23-acre w/ cozy-level backyard. House has brick/siding exterior, was built in 1965 and has 1,232 sq. ft. on the main level (plus basement); 20'x 13' eat-in kitchen/dining area w/ new frig & cook-top, sink window, new flooring; 19.5'X 13' front living room w/ 9' bay window, coat closet & oak hardwood flooring; BR #1 13.5'x 9.5' & double door closet; BR #2 13'x 10.5' & double door closet; BR #3 13'x 10' & double door closet; updated full bathroom w/ tub shower; rear 15'x 10' covered patio & inviting backyard. Full basement daylights out the front with large unfinished living space; 14.5'x 10' full bathroom & laundry combined (includes nice washer & dryer); 26'x 13' 1-car garage. Brand new windows and vinyl siding in basement uninstalled, (included in auction); Oak hardwood flooring on main level; public water & sewer; water softener; oil furnace w/ H/W baseboard; new (2025) mini-split unit for A/C; new gutter system & spouting; shingle roof; macadam driveway; oversized storage shed; Ephrata Area S.D.; Akron Boro; taxes approx. \$3,989. Seems to be a solid house. Clean, but could use cosmetic updates, come and see for yourself.

OPEN HOUSE DATE: Thursday July 3, from 6-8 PM. Call/Text Auctioneer 717-587-8906 for private showing.

BRIEF TERMS: \$25,000 down payment, balance on Sept. 2. 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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NICE REAR KITCHEN



H/W IN FRONT LIVING ROOM



LAND PLOTTING

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AUCTION FOR:
JOSEPH WEBER