



(Mt. Airy Fire Co. Area)



HYBRID PUBLIC AUCTION

CLEAN, 2.5-STORY BRICK FARM HOUSE * UPDATED 3-BR * .23-ACRE LEVEL LOT * 24 x 18 STORAGE BARN

THURSDAY SEPT. 25, 2025 @ 6:00 PM



3-BR HISTORIC HOUSE



24X18 GARAGE/SHOP



MODERN KITCHEN

LOCATED AT: 60 W. Church Rd. Stevens, PA 17578

DIRECTIONS: On Rt. 322 west of Ephrata, turn North on Durlach Rd. Take Durlach Rd into Mt. Airy, just past the fire hall turn left on W. Church Rd. to property on the left.

REAL ESTATE HOUSE DETAILS: An updated and very clean 2.5-story brick house w/ detached barn on .23-acre lot. House was built in 1890 and has approx. 1,800 sq. ft.; remodeled 13.5'x 10' kitchen w/ newer cabinetry, all appliances, sink window overlooks backyard; 14'x 12' dining room w/ exposed wooden floor & wainscoting on the walls; front 20'x 10' living room w/ exposed flooring; 11'x 9' office/hobby room; spacious full bathroom w/ tub shower; 12'x 7.5' laundry & mud room. Second level has 14.5'x 12.5' primary bedroom w/ 12.5'x 6' walk-in closet; BR #2 11.5'x 10'; BR #3 13.5'x 11'; common area reading/study room; 11'x 3' walk-in closet; attic storage; unimproved basement. Inviting rear concrete patio is great for entertaining. Oil furnace warm air heat; on-site well w/ water treatment system & sewer; desirable slate roof; updated water heater; Clay Twp; Ephrata Area S.D.; taxes approx. \$3,657.

DETACHED SHOP: A 24'x 18' detached stick-built shop has second level mezzanine area; steel exterior & roof; concrete floor; large rear swinging door; 150-amp service; lots of outlets. Space for small car or great work shop. Stoned-in parking area at the back of the property.

OPEN HOUSE: Saturdays Sept. 13 & 20, from 1-3 PM. Call/Text Auctioneer 717-875-6032

BRIEF TERMS: \$20,000 down payment the day of auction, balance in 60-days or before. This auction is being 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.

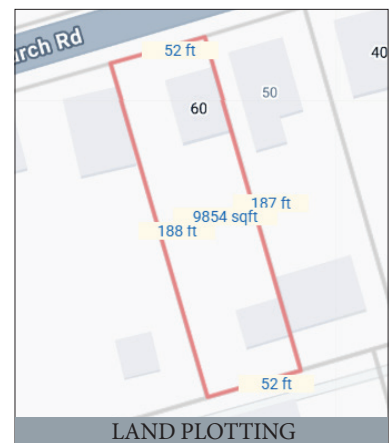
Please visit our website www.martinandrutt.com or Facebook or Instagram
Offering 1% Compensation to Registered Agents * Internet Bidding Available



Scan to view



INVITING BACK YARD



AUCTION BY: Martin & Rutt
Auctioneers, LLC AY2189-L
John J. Rutt II (717) 587-8906
Michael J. Martin (717) 371-3333
Cameron Rutt (717)-875-6032



AUCTION FOR:
JAMES & TIFFANY OBERHOLTZER