



(Ephrata & Durlach Area)

PUBLIC AUCTION

2.5-STORY HOUSE w/ 3 or 4-BEDROOMS
1-ACRE COUNTRY LOT * FANTASTIC VIEW
2-CAR GARAGE * COVERED FRONT PORCH
THURSDAY OCT 30, 2025 @ 5:00 PM



CLEAN HOUSE & GARAGE



BEAUTIFUL VIEW FROM PORCH

LOCATED AT: 600 Clearview Rd. Ephrata, PA 17522

DIRECTIONS: From Rt. 322 in the town of Clay, turn East on Clearview Road to the property on the left.

REAL ESTATE DETAILS: A clean 2.5-story house and 2-car garage on 1-acre sloped country lot w/ a fantastic farmland view. House was built in 1920; 2,220 sq. ft.; main level has a 17'x 13' eat-in kitchen w/ white painted cabinetry & sink window overlooking side yard; 14.5'x 12.5' recreation or formal dining room; 23'x 17' front living room has bay style window w/ view over farmland; 11.5'x 11' office or 4th BR w/ closet; side entrance mudroom w/ laundry hook-up, wash sink; full bathroom w/ step-in shower; fantastic front covered porch w/ farm land view; 2-car garage w/ storage area. Second level has 17'x 14' BR #1 w/ closet; 13'x 11.5' BR #2 w/ closet; 17'x 11' BR #3 w/ closet; spacious full bathroom w/ tub shower; attic storage; unimproved basement. Zoned AG Transition; oil furnace H/W heat; on-site well w/ softener & septic; elec. water heater; Ephrata Area S.D.; desirable Clay Twp; macadam parking area; fruit trees; taxes approx. \$4,081.

AUCTIONEER NOTE: A nice house w/ a special location overlooking surrounding farmland. Needs to be sold to settle Elsie's estate, house currently has quality tenants. Make plans to see if this matches your real estate needs.

OPEN HOUSE DATES: Saturdays Oct 11 & 25, from 1-3 PM. Call/Text Auctioneer 717-587-8906

BRIEF TERMS: 10% down payment the day of auction, balance in 60-days. This auction is being held under the terms provided by Attorney Tony Schimaneck 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 updated website

www.martinandrutt.com or Facebook or Instagram

OFFERING 1% FOR REGISTERED AGENTS

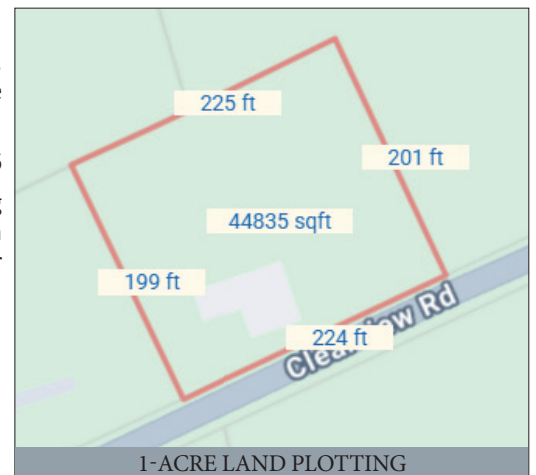
INTERNET BIDDING AVAILABLE



Scan to view



DESIRABLE EAT-IN KITCHEN



1-ACRE 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 (717)-875-6032



AUCTION FOR:
ELSIE E. HURSH ESTATE