



(Ephrata & Lincoln Area)



# PUBLIC AUCTION

BRICK CAPE-COD w/ 5-BEDROOMS & 2-CAR GARAGE  
24'x 40' CONCRETE BLOCK TRUCK SHOP \* 12' DOOR  
.67-ACRE LOT \* HUGE KITCHEN/DINING AREA  
ZONED NEIGHBORHOOD COMMERCIAL  
**THURSDAY JANUARY 15, 2026 @ 4:00 PM**



5-BR BRICK CAPE-COD



INVITING BACK PORCH



24'X 40' TRUCK SHOP

**LOCATED AT:** 60 Hackman Rd. Ephrata, PA 17522 \* Clay Township

**DIRECTIONS:** From Rt. 322 in Lincoln, turn East on Hackman Rd for 1/10-mile to property on the left.

**REAL ESTATE DETAILS:** A large brick Cape-Cod style house w/ 5-bedrooms & truck shop on .67-acre level lot. House was built in 1955, has approx. 2,352 sq. ft. plus 700+ in unfinished basement. Main level includes 29'x 14' kitchen/dining area w/ custom Oak cabinetry, appliances, abundant counter space, small appliance cabinet, recess lighting, built-in desk; open to 26'x 14' living room w/ Oak flooring, stairway banister, updated front door; 13'x 12.2' primary bedroom w/ double door closet; 13'x 13' BR #2 w/ double door closet; modern full bathroom w/ tub shower & custom vanity; 11.2'x 8.6 laundry room scrub double sink, closet, outside entrance/exit; 20.9'x 22.6 2-car attached garage. Second level has 21'x 14' BR #3 w/ closet & knee-wall storage; 14'x 11' BR #4 w/ knee-wall storage; 36'x 10' storage or BR #5; full bathroom w/ tub shower; 15'x 6.8' sitting room. Basement is unimproved w/ potential 700+ sq. ft. of expansion area, E-Gress windows. Private septic; public water; water softener; elec. water heater; updated windows & doors; desirable Natural Gas hot-water furnace; mini-split A/C on main level; 200-amp elec. service; abundant Oak hardwood flooring through-out. A large house in a very convenient location, come and see how this house could work for you and your needs.

**TRUCK SHOP:** A 24'x 40' detached truck shop; concrete block construction; insulated; 12'x 11' overhead door w/ opener; elec. panel service w/ 220-V; Ephrata School District; taxes approx. \$4,967. Zoned "Neighborhood Commercial." For zoning questions, please call Clay Township.

**OPEN HOUSE:** Saturdays January 3 & 10, 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 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](http://www.martinandrutt.com) or Facebook or Instagram



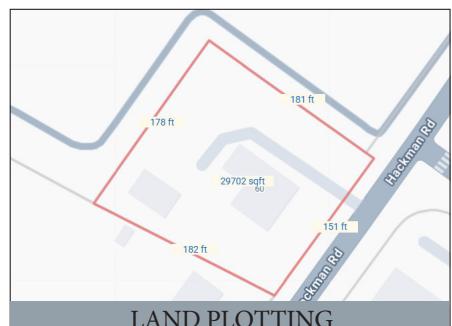
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HUGE KITCHEN/DINING AREA



TWO MAIN-LEVEL BR'S



LAND PLOTTING

AUCTION BY: Martin & Rutt

Auctioneers, LLC AY2189-L

John J. Rutt II (717) 587-8906

Michael J. Martin (717) 371-3333

Cameron J. Rutt (717)-875-6032



AUCTION FOR:  
DENISE K. HACKMAN