



(Smoketown /E. Lampeter Twp. Area)



# PUBLIC AUCTION

**3-BDRM 1-BATH BRICK RANCHER \* .35-ACRE LOT  
FINISHED FAMILY ROOM \* 1-CAR GARAGE \* KOI POND  
THURSDAY, JANUARY 22, 2026 @ 4:00 PM**



SUNROOM, DECK & FISH POND



1,247 SQ. FT. RANCHER W/GARAGE

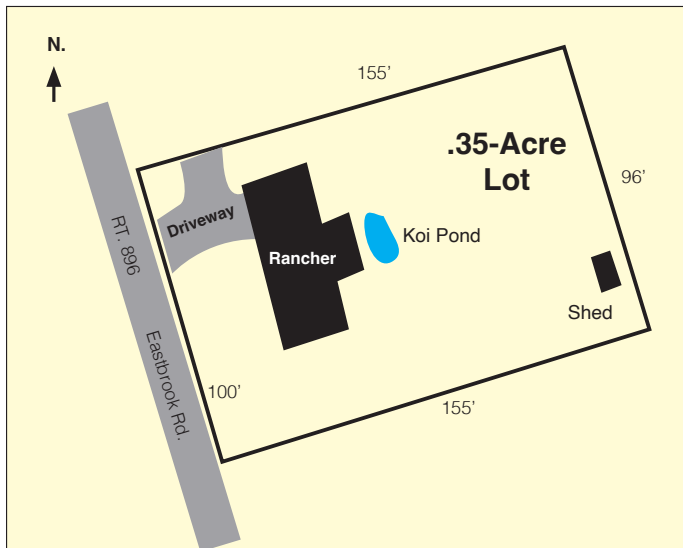


3-BDRM RANCHER \* .35-AC. LOT

**Located at: 181 Eastbrook Rd. (Rt. 896) Smoketown, Pa. E. Lampeter Twp. Lancaster Co.**

**DIRECTIONS:** From Rt. 340 in Smoketown take Rt. 896 S. ¼ mile to property on left.

**REAL ESTATE:** consists of a 1,247 sq. ft. (1965) 3-bdrm. brick rancher w/attached 1-car garage on a level .35-acre lot. Main floor features a 20'x13.5' formal living room w/bay window; Maple cabinetry kitchen w/range & microwave, open to 13'x11.5' dining room w/patio doors to 12'x13.5' rear sunroom w/attached 14'x14' deck; BR# 1) 14'x10' w/HW floor & closet; BR# 2) 14'x11' w/closet; BR# 3) 9.5'x11' w/HW floor & closet; full bath w/linen closet; attached 1-bay 22.5'x14' garage w/laundry hook-up, washer & dryer included; finished lower level 30'x26' family room, 26'x12' utility room w/oil furnace warm air heat, 275-gallon fuel tank; on-site well & public sewer; 8'x12' garden shed; annual taxes: \$3,652.



- 3-BDRM, 1 Bath Rancher
- Attached 1-Car Garage, .35 Acre Lot
- E. Lampeter Twp., Lancaster Co.
- Annual Taxes: \$3,652

\*This is a land plotting, not a survey.

**OPEN HOUSE: SAT. JAN. 3 & 10 FROM 1-3 PM**  
**for info call/text auctioneer @ (717) 371-3333.**

**TERMS:** 10% down day of sale, balance in 60-days. **Attorney:** Glick, Goodley, Deibler & Fanning, LLP (717) 354-7700.

**NOTE:** *Attractive brick rancher offers convenient one-floor living, home needs some minor cosmetic updates throughout; great starter or retirement size home, also would make an excellent investment/rental property. Private backyard offer serenity Koi fish pond, sunroom & deck area!*

For photos & detailed listing visit [www.martinandrutt.com](http://www.martinandrutt.com)



12'X13.5' REAR SUNROOM



MAPLE CABINETRY KITCHEN



FORMAL DINING ROOM



KITCHEN OPEN TO DINING RM.

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



**AUCTION FOR:**  
**Henry G. Benner**