



(Clay Twp/Ephrata Area)



PUBLIC AUCTION

**5-BDRM BRICK CAPE COD STYLE HOME * 1.36-ACRES!
5-BAY GARAGE/SHOP * RUN-IN SHED * PASTURES & GARDEN**

FRIDAY, OCTOBER 2, 2026 @ 6:30 PM

**** Live & Online Bidding Available ****



5-BAY 1,518 SQ. FT. GARAGE/SHOP



BRICK CAPE COD * COVERED PORCH

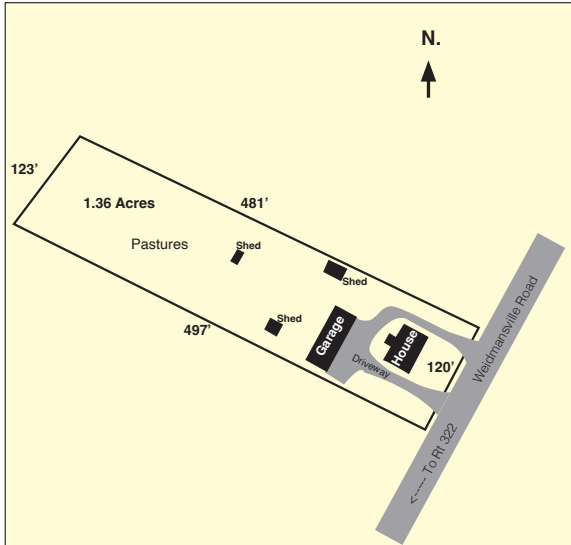


5-BDRM 2-BATH HOME* 1.36-AC. LOT

Located at: 180 Weidmansville Rd. Ephrata, Pa. Clay Twp. Lancaster Co.

Directions: From Ephrata follow Rt. 322 W. to right on Weidmansville Rd. ½ mile to property on left.

Real Estate: consists of a 2,124 sq. ft. 5-bedroom brick Cape Cod style home (1959), 5-bay garage/shop, poultry shed, run-in shed & pastures on a 1.36-acre rural tract. Main floor features an eat-in style 15x13 kitchen w/Oak cabinetry & vinyl floor; open to 13x10 carpeted family room w/bay window; 18x13 living room w/HW flooring & bay window; full bath; 8x10 laundry w/sink; 12x12 main floor bedroom; 10x7 covered back porch; 28x10 covered side porch; upper level includes BR #1) 18x12 w/closet; BR #2) 13x14 w/closet; BR #3) 13x14 w/closet; BR #4) 12x14 w/closet, all have HW floors; full bath; attic storage; unimproved 1,064 sq. ft. basement w/Bilco egress; EFM wood boiler & 7-zone LP aux. furnace; main floor plus upper bath has radiant floor heat; new LP water heater; central vac; on-site septic & well; RO system; 150 & 250 gallon LP tanks; annual taxes: \$4,850. **Outbuildings:** a 66x23 5-bay masonry garage/heated shop; 18x16 run-in shed; 18x16 frame poultry shed; 10x6 garden shed; 2-pastures & large garden area; (25) 5-yr. old Chestnut trees; nice paved circle driveway & parking area.



- 5- Bdrm House, 1.36 Acre
- 5- Bay Garage/Shop & Sheds
- Clay Twp. Lancaster Co.
- Annual Taxes: \$4,850

*This is a land plotting, not a survey.

**OPEN HOUSE: SAT. SEPT. 12 & 19 from 1-3 PM for info call/
text auctioneer @ (717) 371-3333.**

TERMS: \$40,000 down day of sale, balance in 60-days.
Attorney: Tony Schimaneck (717) 299-5251

NOTE: Charming clean brick Cape Cod style home on a level 1.36-acre tract offers many possibilities, spacious 5-bay garage/shop; gardens & pastures are great the for hobby farmer, rural property borders beautiful Lancaster Co. farmland!

**** Offering Broker Participation-Call**

Auctioneer @ (717) 371-3333 **

FOR PHOTOS & DETAILED LISTING VISIT

www.martinandrutt.com



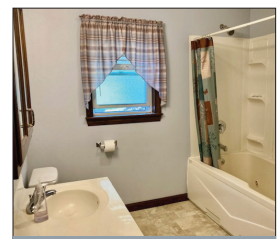
OAK CABINETRY KITCHEN



SPACIOUS FAMILY ROOM



FORMAL LR W/HW FLOORS



MAIN FLOOR FULL BATH

AUCTION BY: Martin & Rutt
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AUCTION FOR:
Joshua M. & Darla W. Martin