



(Farmersville Area)



PUBLIC AUCTION

CLEAN & REMODELED 2-STORY HOUSE * 4-BR's
DETACHED GARAGE & HORSE STALL
LEVEL .56-ACRE LOT * VEGETABLE GARDEN
THURS. APRIL 16, 2026 @ 6:00 PM



CLEAN & 4-BEDROOMS



2-CAR GARAGE & STALL



BEAUTIFUL NEWER KITCHEN

LOCATED AT: 11 W. Farmersville Rd. Ephrata, PA * West Earl Twp.

DIRECTIONS: From Martins Bike Shop, travel West on E. Farmersville Rd into the town of Farmersville, past the fire hall to property on the right.

REAL ESTATE LISTING: A very clean and remodeled 2-story house on .56-acre level lot. House was remodeled w/ a new rear addition in 2014; has approx. 2,428 sq. ft.; main level has fantastic 17'x 15.5' eat-in kitchen w/ painted custom cabinetry, huge sink window, pantry, all appliances (double oven), abundant counter-space, floor heat; open to 15.5'x 14.5' living room w/ natural lighting; 23'x 11' recreation room w/ B.I. corner cupboard; 12'x 11.5' sewing/hobby room; 12'x 11' man-cave or den room; rear 9.5'x 6' mud room entrance w/ double closets; 11.5'x 6' full bathroom w/ tub shower; laundry room w/ huge closet & wheel-wash-line outside side entrance; huge covered front porch; covered side porch. Second level has 16'x 17.5' primary bedroom; primary 12'x 9.5' walk-in closet; 12.5'x 10.5 BR #2; 12'x 10.5' BR #3; 12'x 10' BR #4 w/ closet; full bathroom w/ tub shower; attic storage. Original house has oil furnace & new addition has radiant floor heat; private well & septic; vegetable garden & beneficial side yard. A very nice house in desirable Farmersville area, come and see.



NEWER REAR ADDITION

DETACHED GARAGE & SHED: An older 2-car garage w/ (2) overhead doors; 1-horse box stall, work area, electric service, water hydrant. Second storage barn. West Earl Township, Conestoga Valley Schools; taxes approx. \$4,627.

OPEN HOUSE DATES: Saturdays March 28 & April 11, from 1-3 PM.

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 or Facebook or Instagram



Scan to view



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:
LARRY M. &
VIRGINIA Z. ZIMMERMAN