



(Brownstown & Oregon Area)



# HYBRID PUBLIC AUCTION

**3-BEDROOM BRICK RANCHER \* .56-ACRE  
VIEW IN BACK \* 2-CAR DETACHED GARAGE  
CLEAN \* NEEDS COSMETIC UPDATES  
THURSDAY MARCH 26, 2026 @ 5:00 PM**



3-BR BRICK RANCHER



DETACHED 2-CAR GARAGE



SPACIOUS LIVING ROOM

**LOCATED AT:** 3928 Oregon Pike Ephrata, PA 17522

**DIRECTIONS:** From Rt. 272 & Rt. 772 intersection in Brownstown, travel South on Rt. 272 for 1-mile to property of the left.

**REAL ESTATE DETAILS:** A clean brick Ranch style house and detached 2-car garage on .56-acre tract w/ a view out the back. This house was built 1958 and has been a single owner since 1961; has approx. 1,412 sq. ft.; 16.5' x 12' kitchen & dining area w/ cherry cabinetry, appliances, sink window overlooking the front yard; 21' x 13' living room w/ large front Bay window; 11' x 18' BR #1 w/ lg. 3-door closet (separate 8' x 5.5' study room); 12' x 11' BR #2 w/ closet; 12' x 11' BR #3 w/ closet; full bathroom w/ tub shower; 9' x 6' covered front porch; 25' x 9' all-season room. Basement has finished w/ 25' x 12.5' recreation room; 13' x 11' laundry room w/ wash sink, cabinetry storage; 12' x 10' storage room; 15' x 11' utility room. Public water and sewer; warm-air oil furnace; central A/C; shingle roof.

**DETACHED GARAGE:** 24' x 19' 2-car detached concrete-block garage w/ single large overhead door, door opener, side entrance, concrete floor. Rear 24' x 12' lean-to addition is insulated; a great wood shop or hobby shop. West Earl Twp; desirable Conestoga Valley School District; total taxes approx. \$3,689.

**OPEN HOUSE DATES:** Saturdays March 7 & 14, from 1:00-3:00 PM. Call/Text Auctioneer 717-587-8906.

**BRIEF TERMS:** \$25,000 down payment the day of auction, balance in 60-days or before. This auction is being held under the terms provided by Attorney R. Douglas Good 717-354-4456. 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.

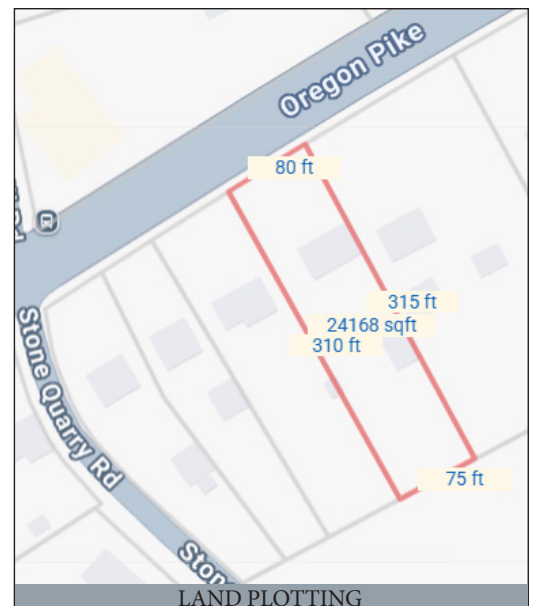
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KITCHEN & DINING AREA



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:**  
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