



(East Earl Area)



# PUBLIC AUCTION

**3-BDRM 2-BATH 2,238 Sq. Ft. BI-LEVEL HOME \* .17-AC. LOT  
ATTACHED 2-BAY GARAGE \* REAR DECK \* CENTRAL A/C  
THURSDAY, FEBRUARY 12, 2026 @ 4:00 PM**



PRIVATE FENCED REAR YARD & POOL



3-BDRM 2-BATH BI-LEVEL \* .17-AC. LOT

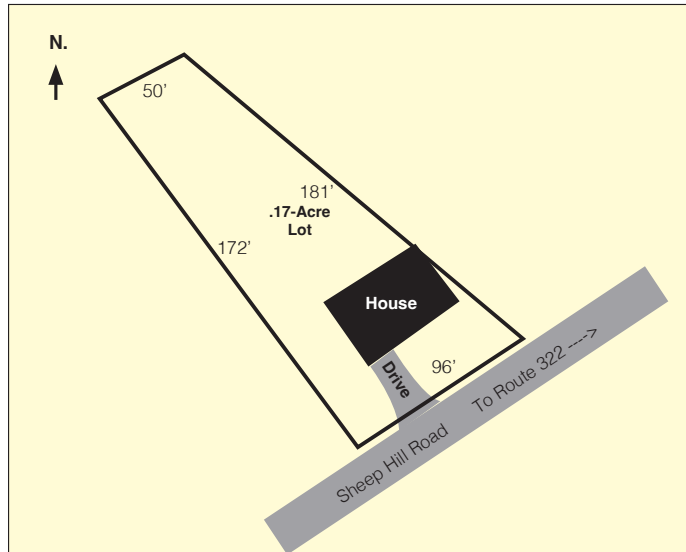


2-BAY GARAGE \* 2,238 SQ. FT. HOME

**Located at: 1329 Sheep Hill Rd. East Earl, PA East Earl Twp. Lancaster Co.**

**Directions:** From Blue Ball, Pa. take Rt. 322 E. 1-mile to left on Rt. 897 S. ½ mile to left on Sheep Hill Rd. to home on left.

**Real Estate:** consists of a 2,238 sq. ft. frame vinyl-sided 3-bedroom bi-level style home (new 2000) w/attached 2-bay garage on a rural .17-acre lot. Main floor features a modern Oak cabinetry kitchen w/SS fridge, DW, Range & microwave; open to 11'x14' dining room w/patio doors to rear multi-tier deck; 14'x16' living room w/bay window; split foyer; BR# 1) 12'x13' w/closet, Jack & Jill door to main bath w/shower/tub combo; BR# 2) 12'x12' w/closet; BR# 3) 11'x10' w/closet; lower level unfinished 24'x15' family room area; full bath; attached 2-bay garage w/laundry hook-up, washer & dryer included; rear man door to access yard; fenced backyard/garden area; central AC/heat pump; on-site well; public sewer; annual taxes: \$3,066.



- 3-BDRM, 2 Bath Home
- Attached 2-Bay Garage, .17 Acre Lot
- East Earl Twp., Lancaster Co.
- Annual Taxes: \$3,066

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

**OPEN HOUSE DATES: SAT. JAN. 24 & FEB. 7 FROM 1-3 PM for info call/text auctioneer @ (717) 371-3333.**

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

**Note:** *Spacious bi-level home (new 2000), needs some cosmetic TLC, great rural setting, nice level lot with fenced backyard & deck area; unfinished lower level family room or master suite. Excellent started home or valuable rental/investment property; desirable Garden Spot School District.*

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



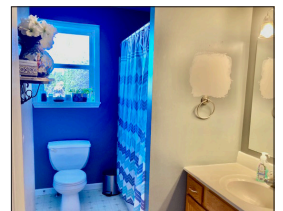
OAK CABINETRY KITCHEN



OPEN TO DINING AREA



LIVING ROOM W/BAY WINDOW



MAIN LEVEL FULL BATH

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



**AUCTION FOR:**  
**Justin R. &  
Heather Lynn Raysor**