



(Hahnstown/Ephrata Area)



# PUBLIC AUCTION

## 4-BDRM 1.5-BATH 2-STORY BRICK HOUSE \* .45-ACRE LOT ATTACHED 1-BAY GARAGE \* 3-BAY 2-STORY GARAGE/SHOP TUESDAY, APRIL 14, 2026 @ 6:00 PM



ATTACHED 1-CAR GARAGE/PORCH



4-BR 2-STORY BRICK HOME \* .45-AC LOT

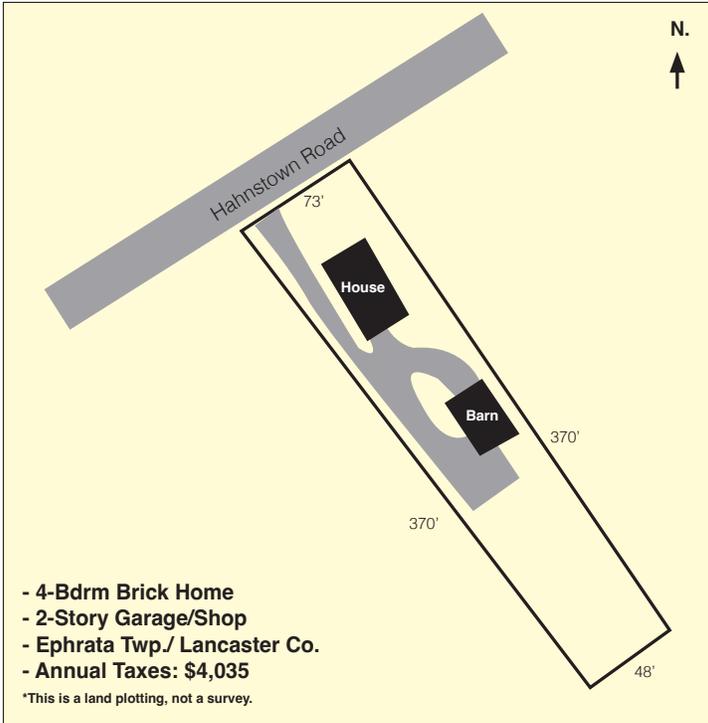


3-BAY GARAGE & HEATED SHOP

Located at: 27 Hahnstown Rd. Ephrata, Pa. Ephrata Twp. Lancaster Co.

**DIRECTIONS:** From Rt. 322/222 Ephrata take Hahnstown Rd. N. ¼ mile to property on right.

**REAL ESTATE:** consists of a (1939) conventional 1,704 sq. ft. 4-bedroom 2-story brick home w/attached 1-bay garage & detached 2-story 3-bay garage/shop on a rural .45-acre lot. Main floor features a 15.5'x11' eat-in style custom raised panel cherry kitchen open to 11'x11' office/library; 18'x13.5' family room w/oak wainscoting, bay window & closets; 11'x16.5' formal living room w/bay window; 9.5'x7.5' bonus room; laundry w/sink & powder room; upper level BR #1) 11'x11.5' w/closet; BR #2) 11.5'x7.5' w/closet & attic access; BR #3) 11'x9'; BR #4) 10.5'x11.5' w/ closet & full bath; lower level 21'x25' basement LP furnace HW heat w/aux. wood/coal stove; cold cellar; 19'x16' garage w/man door; central vac; on-site well & public sewer; water treatment system; 1,000 gallon LP tank; annual taxes: \$4,035. **Outbuilding:** a 2-story stone & frame 3-bay garage w/heated workshop; decorative tiered brick retaining wall; nice perennial & herb gardens!



EAT-IN STYLE CHERRY KITCHEN



NICE 18'X13.5' FAMILY ROOM



1-OF-4 BEDROOMS



UPPER LEVEL FULL BATH

**OPEN HOUSE: SAT. MARCH 28 & APRIL 4 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:** Inviting move-in ready well maintained 4-bedroom brick dwelling, tasteful décor throughout; valuable 3-bay garage w/heated shop offers many possibilities! Nice deep lot borders beautiful eastern Lancaster Co. farmland! Sellers are relocating to central PA.

FOR PHOTOS & DETAILS VISIT [www.martinandrutt.com](http://www.martinandrutt.com)

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**AUCTION FOR:**  
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