



(Caernarvon Twp/East Earl Area)



# PUBLIC AUCTION

## 6.40-ACRES! 3-BDRM 2.5-BATH 1,848 Sq. Ft. MODULAR RANCHER 24' x 36' 2-STORY 2-CAR GARAGE/SHOP \* 10' x 14' UTILITY SHED THURSDAY, APRIL 30, 2026 @ 6:00 PM



3-BDRM 2.5-BATH MODULAR \* 6.40 AC. TRACT



1,848 SQ. FT. (1994) MODULAR RANCHER

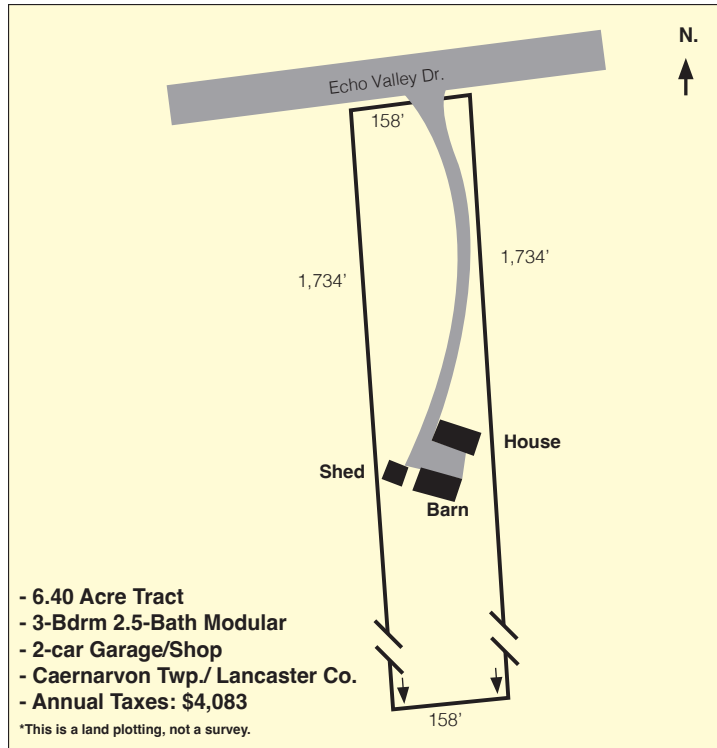


2-STORY 2-CAR GARAGE/SHOP & SHED

Located at: 1956 Echo Valley Dr. East Earl, Pa. Caernarvon Twp. Lancaster Co.

**Directions:** From Union Grove area Rt. 625 N. to right on E. Black Creek Rd. to right on Maple Dr. to left on Barnett St. to right on Echo Valley Dr. Follow auction signs!

**Real Estate:** consists of a 1994 3-bdrm 2.5-bath 1,848 sq. ft. modular rancher, a 2-car garage/shop & utility shed on a secluded wooded 6.40-acre tract! Main floor features a spacious updated kitchen w/SS fridge, LP range, microwave & DW, modern cabinetry, sit-up island/bar; breakfast nook; HW floors; open to 16'x13' family room w/vaulted ceiling & FP, patio doors to deck; laundry w/washer & dryer; ½ bath; 12'x12' dining room w/HW floors; 18'x13' formal living room w/HW floors access to deck; BR #1) 15'x13' w/WIC, private bath w/ tile floors & double vanity, deck access; BR #2) 12'x12' w/closet & carpet; 10'x5' full bath; BR #3) 11'x13' w/HW floors; wrap-around deck on north & east side; gas furnace/central AC (2013); on-site well & septic; 200 amp svc; new roof 2021; annual taxes: \$4,083. **Outbuildings:** a 24'x36' hip-roofed 2-story 2-bay insulated garage/shop, upper level storage; a 10'x14' utility shed.



- 6.40 Acre Tract
- 3-Bdrm 2.5-Bath Modular
- 2-car Garage/Shop
- Caernarvon Twp./Lancaster Co.
- Annual Taxes: \$4,083

**Open House: Sat. April 11 & 18 from 1-3 pm. For info call/text auctioneer @ (717) 371-3333.**

**Terms:** \$35,000 down day of sale, balance in 60-days. **Attorney:** Glick, Goodley, Deibler & Fanning LLP (717) 354-7700.

**Note:** Spacious 1,848 sq. ft. one-owner home on a quiet secluded 6.40-wooded acre tract, enjoy the abundance of wildlife; macadam drive & wide parking area, nice garage/shop for storage! Seller has retired and is downsizing.

**\*\* Attention Broker Participation Offered To Registered Realtors \*\***

For Photos & Detailed Listing Visit

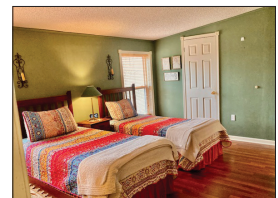
[www.martinandrutt.com](http://www.martinandrutt.com)



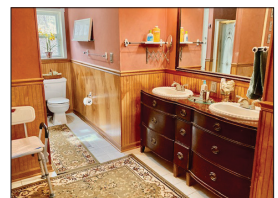
SPACIOUS KITCHEN W/APPLIANCES



FAMILY ROOM W/FP & DECK ACCESS



PRIMARY BDRM SUITE W/WIC



PRIVATE PRIMARY FULL BATH

**AUCTION BY: Martin & Rutt**  
Auctioneers, LLC AY2189-L  
Michael J. Martin (717) 371-3333  
John J. Rutt II (717) 587-8906  
Cameron Rutt (717)-875-6032



**AUCTION FOR:**  
Linda G. Dixon