



(Blue Ball & East Earl Area)



# PUBLIC AUCTION

**.34-ACRE \* CAPE-COD w/ 4-BEDROOMS  
DETACHED GARAGE & HORSE BARN \* NEEDS REPAIR**

**ZONED COMMERCIAL \* RT. 23 CORNER LOT**

**TUESDAY JUNE 23, 2026 @ 6:00 PM**



BEAUTIFUL CAPE-COD



DETACHED 2-CAR GARAGE



CHARMING UPDATED KITCHEN

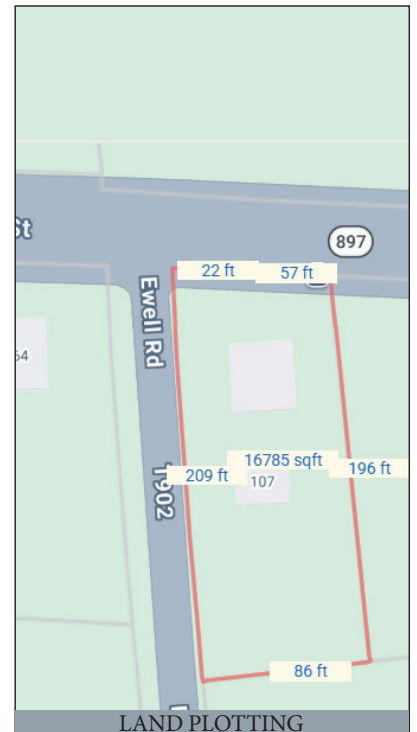
**LOCATED AT:** 107 Ewell Rd. East Earl, PA \* East Earl Twp.

**DIRECTIONS:** From Blue Ball, travel East on Rt. 23, to the far corner of Ewell Road on the right (corner lot).

**REAL ESTATE:** Consists of a Cape-Cod style 4-bedroom house w/ approx. 2,110 sq. ft. on .34-acre level lot zoned commercial; 22'x20' detached 1.5-story horse barn w/ an overhead door for car or carriage; box stall for horse. Framed house features a 20'x6.5' all-seasons room; 14.5'x12' kitchen w/ maple cabinetry; 19.5'x13.5' front living room; 15.5'x12' front family room; 10'x9' laundry room; half bathroom; primary 13.5'x10.5' BR#1 w/ closet; covered front porch; small paver patio. Second level has 13'x10' BR#2 w/ closet; 14'x9' BR#3 w/ closet; 9.5'x8.5' BR#4; full bathroom w/ tub/shower; oil baseboard heat; private well/public sewer; Garden Spot school district; taxes approx. \$2,827. House is in need of remodel & updates.

**OPEN HOUSE DATES:** Saturdays June 6 & 13, from 1:00-3:00 PM. Call/Text Auctioneer 717-587-8906.

**BRIEF TERMS:** 10% down payment the day of auction, balance in 60-days or before. 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 the buyer is responsible to verify any/all written information.



LAND PLOTTING

This is a land plot, not a survey.

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**AUCTION BY: Martin & Rutt**  
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Cameron J. Rutt (717)-875-6032



**AUCTION FOR:**  
SARAH L.  
(late RAYMOND Z.) SMUCKER