



(Ephrata Area)



HYBRID PUBLIC AUCTION

TWO SEPARATE HOUSES ON 1-DEED
.32-ACRE * 2.5-STORY BRICK HOUSE * 6-BR * 2-CAR GARAGE
2-STORY FRAME HOUSE * 2-BR * BESIDE BIKE TRAIL EXTENSION
TUESDAY MAY 5, 2026 @ 6:00 PM



HISTORIC BRICK HOUSE



FRONT LIVING ROOM



SECOND DWELLING

LOCATED AT: 247 & 247-A Church Ave, Ephrata PA. * Ephrata Boro

DIRECTIONS: From Rt. 332 in Ephrata, turn North on Church Ave. to property on the right.

REAL ESTATE DWELLING #1: The first house is an impressive totally remodeled/updated 2.5-story all brick historic house w/ 6-BR. House has approx. 2,100 sq. ft.; built in early 1900's; impressive covered front porch; walk into 28.4'x 13.6' front living room w/ stain-glass accent windows, brick fireplace, lath-style hardwood floors, org. chestnut wood wide trim, 9' ceilings, recess lighting; 12'x 11.2' kitchen w/ abundant white cabinetry, marble tops, huge sink window (option for appliances); 14.2'x 12.4' dining area w/ large bench window seat, BI cabinetry & arch-way; main level laundry w/ wash sink & combined half bathroom; rear mudroom. Second level has stairway landing area; 14'x 12' primary bedroom w/ updated primary full bathroom & walk-in closet; 12'x 11' BR #2 w/ closet; 12'x 11' BR #3 w/ closet; 12'x 10.5' BR #4 w/ closet; additional full bathroom w/ tub shower. Remodeled (2022) third level has 19'x 17.4' recreation room; 10'x 10' 5-BR; 12'x 10' 6-BR or office. Unimproved basement. All replaced insulated windows (2018); mini-split cooling/heat (2022); oil furnace (2016) w/ radiators; inviting rear flagstone patio; vinyl privacy fence; repointed brick on house; good roof; 200-amp elec service.

REAL ESTATE DWELLING #2: A clean 2-story frame-built house w/ 2-bedrooms. House has approx. 1,030 sq. ft.; built in early 1900's; 15'x 14.4' kitchen/dining room w/ abundant windows; 15.2'x 11' living room; covered front porch; enclosed rear porch; 1-car attached garage. Second level has 13'x 11.4' BR #1 w/ closet; 14.3'x 10' BR #2; full bathroom w/ tub shower. Laundry area in basement; oil furnace; good roof; side yard patio; alley access; off-street parking; public utilities.

DETACHED GARAGE: 24'x 24' detached garage/shop, double overhead doors, slate roof, concrete floor, electric service; Ephrata Boro; Ephrata Schools; taxes only approx. \$4,654 for both houses.

AUCTIONEER NOTES: A rare beautiful property with two dwellings and detached garage on a level .32-acre lot. A great part of town, that is becoming even more desirable because it borders the new "bike rail/trail" extension in the back of the property. Public parking nearby. A true investment property, live in one house and rent the other one out to help pay the mortgage.

OPEN HOUSE DATES: Saturdays April 18 & 25, from 1:00-3:00 PM & 1-hour before auction. Both houses have tenants, so no private showings. 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 buyer is responsible to verify any/all written information.

Please visit our website www.martinandrutt.com or Facebook or Instagram

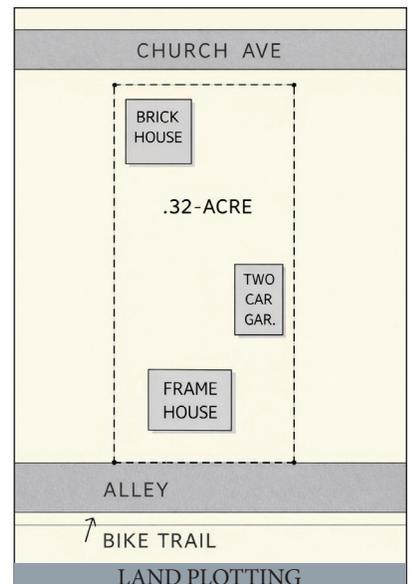
OFFERING BROKER PARTICIPATION TO REGISTERED AGENTS



Scan to view



DETACHED GARAGE



This is a land plot, not a survey.

AUCTION BY: Martin & Rutt
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AUCTION FOR:
JEFFREY K. &
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