



(East Earl Area)

PUBLIC AUCTION



4.86-ACRE FARMETTE * 4-BDRM 3,726 Sq. Ft. COLONIAL (New 2006!)
2-STORY 4-STALL HORSE BARN w/3-BDRM 1-BATH APARTMENT
SATURDAY, SEPT. 12, 2026 @ 11:00 AM



4-STALL BARN W/3-BDRM APARTMENT



4-BDRM 3,726 SQ. FT. COLONIAL 4.86-ACRES



CUSTOM BUILT (2006) COLONIAL 2-STORY

**** LIVE & ONLINE BIDDING AVAILABLE ****

Located at: 314 Deerfield Dr. East Earl, Pa. East Earl Twp. Lancaster Co.

DIRECTIONS: From Rt. 322 in East Earl take Rt. 897 S. 1-mile to left on Deerfield Dr. to home on left.

REAL ESTATE: consists of (2006) 3,726 sq. ft. custom-built (by Norman Graham), 2-story 4-bedroom Colonial style home w/stone & stucco facade; 2,232 sq. ft. 4-stall horse barn (by King Construction) w/3-bedroom loft apartment, riding rink & pastures on a 4.86-acre tract. Main floor features a beautiful gourmet kitchen (by Quality Custom Cabinetry), center island/bar; granite counters, SS appliances, tile flooring w/radiant floor heat, walk-in pantry, coffee bar & hutch; open to 12x12 breakfast nook w/13' ceiling; open foyer w/Oak staircase; formal 13x15 dining room w/tray ceiling; 12x13 in-home office/study w/WIC, built-in desk & shelves, skylight & window seat; inviting 20x15 great room w/vaulted ceiling & gas FP; 18x13 master suite w/tray ceiling & patio access, 12x14 private bath w/jet tub & tile shower, double vanities & WIC; custom cabinetry laundry w/washer & dryer, ½ bath; 18x12 screened porch w/vaulted ceiling; 740 sq. ft. 3-bay garage; 2nd floor open landing area w/library nook overlooking great room; BR #2) 14x11 w/WIC; BR #3) 12x13 w/closet Jack & Jill full bath serves BR# 2 & 3; BR #4) 15x11 w/WIC & private bath, 12x15 attic/bonus room; unimproved 2,380 sq. ft. basement w/9' ceilings, central vac; Bilco egress, central AC, economical geothermal multi-zone heat source, 2-LP water heaters, 1,000 gallon LP tank serves house & barn; on-site well & public sewer; private stamped-concrete rear patio area w/Edison lighting & LP hook-up for grill; professional landscaping, nice paved circle driveway. **Outbuilding:** a (new 2006) 2,232 sq. ft. 4-stall horse barn w/apartment; 1st floor 4-stalls, wash bay & tack room, garage bay & restroom; upper level apartment features a kitchen w/appliances, dining area, living room w/gas FP, spiral staircase to loft, 3-bedrooms; full bath & laundry, barn has meter for gas & electric. Nicely groomed outdoor riding rink; several pastures & stream, the grounds are groomed to perfection!

OPEN HOUSE: SAT. AUG. 22 & 29 FROM 1-3 PM FOR INFO CALL/TEXT AUCTIONEER @ (717) 371-3333

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

NOTE: Outstanding custom-built (2006) Colonial style home w/rich amenities throughout; spacious open concept design, 1st floor master suite; valuable horse barn w/3-bdrm apartment; ideally suited for the horse enthusiast; beautiful rural eastern Lancaster Co. setting!

FOR DETAILS & PHOTOS VISIT www.martinandrutt.com

**** OFFERING BROKER PARTICIPATION * CALL AUCTIONEER TO REGISTER ****



STUNNING GREAT ROOM



FOYER W/VAULTED CEILING



GOURMET CUSTOM KITCHEN



STYLISH MASTER BATH

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



AUCTION FOR:
David H. &
Ruth Ann Zimmerman

More info on other side

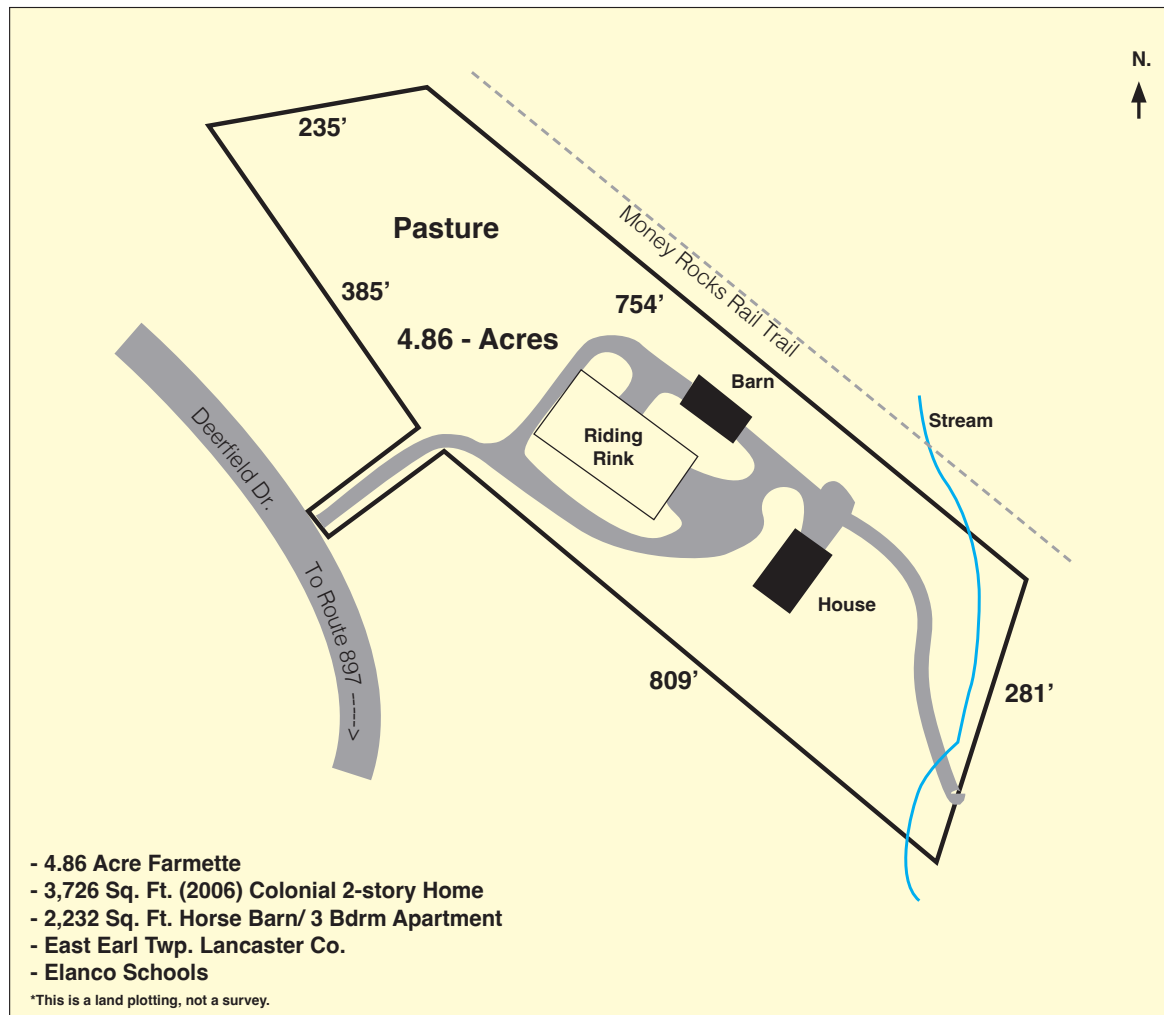


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