



(Akron Area)



HYBRID PUBLIC AUCTION

3-BR BRICK RANCHER * COVERED CAR-PORT
.30-ACRE LEVEL LOT * NEW ROOF IN 2026
OLDER FINISHED BASEMENT * NICE NEIGHBORHOOD
THURSDAY SEPTEMBER 3, 2026 @ 6:00 PM



CLEAN BRICK RANCHER



COVERED CARPORT



EAT-IN KITCHEN

LOCATED AT: 318 Diller Ave. Akron, PA * Akron Boro

DIRECTIONS: From Main St. in Akron, turn South on 10th St, to right on Eshelman Dr, to property on the right (corner lot)

REAL ESTATE LISTING: A 3-bedroom brick Rancher w/ covered car-port on .30-acre lot in a desirable part of town. House was built in 1955 and has 1,168 sq. ft. (plus basement); 20'x 14' eat-in kitchen w/ wooden cabinetry, appliances and plenty of windows; 20'x 12.9' living room w/ bay style window; 12.5'x 11.2' BR #1 w/ closet; 10.7'x 9.1' BR #2 w/ closet; 11.2'x 9.4' BR #3 (office) w/ double access & closet; lots of hardwood flooring; full bathroom w/ tub shower (remodeled). Lower level has 26'x 11' recreation room w/ carpet; laundry area; huge closet storage; half bathroom; 36'x 13' utility room; outside steps. New roof in 2026; new water heater in 2024; central A/C; oil furnace warm air heat; public sewer & water; water softener; Akron Boro; Ephrata Schools; total taxes approx. \$4,235.

OPEN HOUSE DATES: Saturdays Aug 22 & 29, from 1:00-3:00 PM. Call/Text Auctioneer 717-587-8906.

BRIEF TERMS: \$25,000 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.

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



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SPACIOUS LIVING ROOM



LAND PLOT

AUCTION BY: Martin & Rutt
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AUCTION FOR:
DEAN M. WEINHOLD JR