



(Lincoln & Ephrata Area)



HYBRID PUBLIC AUCTION

BEAUTIFUL BRICK RANCHER ON .40-ACRE LEVEL LOT
ALL-SEASON ROOM ADDITION * 2-CAR ATTACHED GARAGE
RECENT UPDATED * OPEN KITCHEN * FARMLAND VIEW IN FRONT
TUESDAY OCTOBER 27, 2026 @ 5:00 PM



SUPER CLEAN RANCHER



VIEW FROM FRONT PORCH



ALL-SEASON ROOM

LOCATED AT: 1736 Lincoln Gardens Rd. Ephrata, Pa. * Desirable Ephrata Twp.

DIRECTIONS: From traffic light at Hackman Rd & Rt. 322 in Lincoln, travel East on Hackman Rd for 1-mile to right turn on Lincoln Gardens Rd to property on the right.

REAL ESTATE: A stately brick Rancher w/ 3-bedrooms, 2-full bathrooms, fantastic all-season room, finished basement, recently remodeled and absolute move-in condition. House was built in 1968, has 1,720 sq. ft. on main level plus finished basement. Main level has 22'x 12.8' eat-in kitchen w/ nice painted raised-panel cabinetry, all appliances, L-shaped counter, large rear bay window; 22'x 12' front living room w/ beautiful wooden flooring, front bay window & crown molding; outstanding 19.3'x 11.9' rear all-season room w/ arch windows, exposed brick wall, wainscoting & carpet; full bathroom w/ shower stall; 13.5'x 12.8' primary bedroom w/ his-her closets & newer carpet; large Jack-Jill full bathroom w/ tub shower; 12.5'x 11' BR #2 w/ closet & wooden flooring; 11'x 10.8' BR #3 w/ closet & wooden flooring; 12'x 6' laundry; 22.7'x 20.5' attached 2-car garage. Basement has desirable 25'x 21.3' finished Rec. room w/ working brick fireplace & carpet; 29.4'x 22.8' utility room; concrete steps in Bilco door; basement in trenched to sump pit; Radion mitigation system; Elec Heat-Pump; baseboard elec. heat; central A/C; well to water softener & outside spigots; public Water & sewer; Ephrata Twp. & Schools; taxes approx. \$4,656.

OPEN HOUSE DATES: Saturdays Oct 10 & 24, from 1-3 PM. Call/Text Auctioneer 717-587-8906

BRIEF TERMS: \$35,000 down payment the day of auction, balance in 60-days or before. This auction is being held under the terms provided by Attorneys 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.

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OFFERING 1% COMPENSATION TO REGISTERED AGENTS



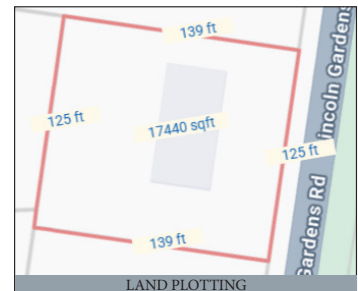
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OUTSTANDING KITCHEN



REAR ALL-SEASON ROOM



LAND PLOTTING

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



AUCTION FOR:
LEWIS H. &
ARLENE M. ZIMMERMAN