



(Lincoln & Ephrata Area)



HYBRID PUBLIC AUCTION

**2-UNIT RESIDENTIAL APARTMENT * .13-ACRE
SIDE-BY-SIDE * EACH 2-BR * NEW SIDING & INSULATION
35'x 20' NEWER STEEL STORAGE BUILDING * CONCRETE FLOOR
WEDNESDAY OCT. 28, 2026 @ 5:00 PM**



2-UNIT RES. APARTMENT



SIDE-BY-SIDE UNITS



NEWER STORAGE BLDG

LOCATED AT: 48 & 50 S. Charles St. Ephrata, Pa.

DIRECTIONS: From Rt. 322 in Lincoln, turn West on S. Charles St, to last property on the right.

REAL ESTATE DUPLEX: A 2-unit residential duplex apartment building and newer 35'x 20' steel storage building on .13-acre level lot. Each unit has approx. 1,050 sq. ft.; eat-in kitchen w/ appliances; (2) living rooms; full bathroom; 2-bedrooms; covered BR balcony; covered side porch entrance; covered front porch entrance; parking area; each has shed storage. Oil furnace w/ H/W radiators; public water & sewer; separate elec. service; new cellulose insulation in exterior walls; new vinyl siding; good metal roof. Nice part of town; excellent investment property.

NEW STEEL BUILDING: 35'x 20' Storage building constructed in 2022; concrete pad; currently all one, but designed to be three separate units; (3) overhead doors; Ephrata Boro & Ephrata Area Schools; taxes approx. \$4,809.

OPEN HOUSE DATES: Saturdays Oct. 17, from 1-3 PM & 1-hour prior to auction. Call/Text Auctioneer 717-587-8906

BRIEF TERMS: \$30,000 down payment the day of auction, balance in 45-days or before. This auction is being held under the terms provided by Attorney Tony Schimaneck 717-299-5251. 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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STORAGE SHED FOR APARTMENTS



LAND PLOTTING

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