(Ephrata & Mt. Springs Area)

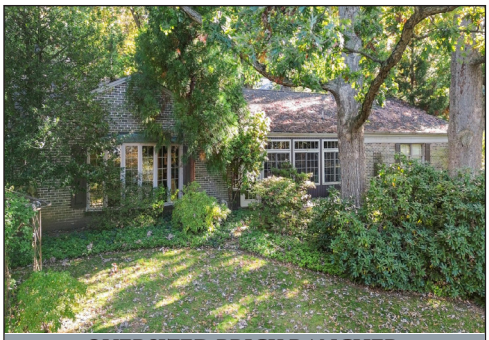
HYBRID PUBLIC AUCTION

LARGE 3-BR BRICK RANCHER w/ STAMPED CONCRETE DRIVEWAY

.78-ACRE CORNER LOT * PRIVATE REAR PATIO w/ KOY-POND

BEAUTIFUL OPEN LAYOUT * PRIMARY BR & FULL BATH

TUESDAY DECEMBER 8, 2026 @ 4:00 PM



OVERSIZED BRICK RANCHER



IMPRESSIVE PRIVATE PATIO



CUSTOM KITCHEN

LOCATED AT: 307 N. Maple St. Ephrata, Pa.

DIRECTIONS: From Rt. 322 at the top of the Ephrata hill, turn onto Spring Garden St, to left turn on E. Chestnut St, to second property on the right. (Corner of E. Chestnut & N. Maple St.)

REAL ESTATE: An oversized brick Rancher w/ 3-bedrooms and fantastic rear patio w/ Koy pond on .78-acre lot. House was built in 1970 for a doctor & has spacious 2,566 sq. ft. on the main level; includes 30'x 13.2' eat-in kitchen w/ custom Cherry cabinetry, all appliances, island, eat-at counter; open to 26.5'x 12.5' front living room w/ impressive large mantle, Bay-style window; 25.2'x 14.7' formal living room w/ vinyl plank flooring & steps to storage room; 21'x 5' enclosed front porch makes inviting all-season room; 16.4'x 12' primary bedroom w/ built-in cabinetry; primary full bathroom w/ soaking tub & glass shower; walk-in closet; 14.5'x 12.2' BR #2 w/ double closet; 19.5'x 10.2' BR #3 (or office) w/ built-in wall shelf; common area full bathroom w/ glass shower; main level laundry room w/ sink, double closet & storage cabinetry; 25'x 6' work area w/ outside entrance; attic storage; 4.5' high walls in basement crawl-space; utility room; oil fired warm air furnace; central A/C; elec domestic water heater (2026); public water & sewer; Ephrata Boro & Schools; taxes approx. $5,958.

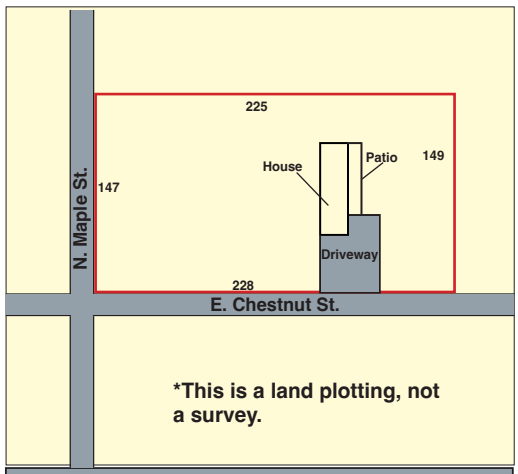


OPEN LIVING AREA

AUCTIONEER NOTE: An impressive all brick Rancher with inspiring upgrades throughout. Fantastic private rear patio with Koy pond and waterfall from backyard. Driveway and parking area is stamped colored concrete. Subdivision possibilities. Outside needs a good trimming, but the difficult work has already been completed. The possibilities are endless for this impressive property.

OPEN HOUSE DATES: Saturdays Nov 28 & Dec 5, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

BRIEF TERMS: $45,000 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 buyer is responsible to verify any/ all written information.



LAND PLOTTING

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OFFERING COMPENSATION TO REGISTERED AGENTS

Scan to view

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