

PUBLIC REAL ESTATE AUCTION

**1 ½ Story, 4 Bedroom, 1 ½ Bath House, Daylight Basement, Large Back Yard, Covered Front Porch, Deck
Friday, August 23, 2019 @ 6:00 PM**

633 North Farmersville Road, Ephrata, PA 17522- Lancaster County



Directions: Ephrata Route 322 East to right onto Bethany Rd. Turn Left onto N. Farmersville Rd to property on right.

Property Description: Country property w/ 1 ½ story, 4 bedroom, 1 ½ bath house. 1st floor features 13' x 11' kitchen with walk in pantry. Dining/living room with w/w carpet. Bedroom w/ walk in closet & full bath. 2nd floor with 3 bedrooms & large hallway closet. Full basement w/ all concrete floor & daylight entrance. Also, basement laundry & 1/2 bath. Property has oil furnace with forced air heat & central air conditioning. Lots of closet space. Private well & public sewer. 28' covered front porch & 12' x 10' side deck. 8' x 8' storage shed.

Open House Dates: Thur. July 25 & Aug. 1, 4-7 pm & Sat. Aug. 3, 1-4pm.

Terms: Down payment of \$ 15,000.00 required day of auction. Settlement on or before Oct. 22, 2019 Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. **Taxes: \$2,355.00 +/- per yr.**

Attention Realtors: 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder on day of auction

Auctioneers Notes: Great Ephrata/Akron location only minutes from Routes 222, 322 & 272. Large flower beds w/ stone borders. Spacious back yard with picnic area, swing set & mature shade trees. Also 8' wide grill w/ dry lay fire bricks.

For forms & additional pictures go to: www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

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Auctioneers:

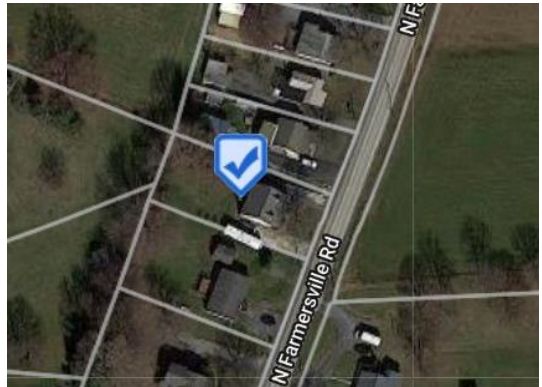
Harold Martin (717) 738-4228 AA#0019488

Christ Taylor (717) 371-1915 AU#005421

Sellers: Jerre & Emma Martin (717) 629-1575

Attorney: Patrick Deibler (717) 354-7700





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