

# PUBLIC AUCTION

**3 BEDROOM RANCHER ON 1.10 ACRE WITH BARN**  
**SAT, OCTOBER 30, 2021 @ 9:00 AM RE @ 12 NOON**



**LOCATION:** 1538 CLAY ROAD, EPHRATA PA. 17522, ELIZABETH TOWNSHIP  
LANCASTER COUNTY, WARWICK SCHOOL DISTRICT

**DIRECTIONS:** FROM RT. 322 & DURLACH ROAD TAKE RT 322 WEST TO LEFT ON CLAY ROAD (AT FOX MEADOW CREAMERY) FOLLOW APPROX. 1 MILE TO AUCTION ON R.

**REAL ESTATE:** This Brick & Vinyl siding Rancher is situated on a 1.10 acre country lot overlooking the Clay/Durlach farmland. The property has a large macadam driveway, private well and onsite sewer system, detached 32'x36' barn with loft area storage and overhead door, large backyard with mature landscaping and trees. The home features an entryway leading to large carpeted living room. Kitchen area features the 36 handle cherry kitchen cabinets with Formica countertops, glass-top Kenmore Range & built-in GE dishwasher (included in sale). Formal dining room with chair rail leads to the 3 season room/sunporch and backyard. Main hallway from dining room leads to a large master bath with tub/shower with plenty of storage. Follow the hallway to the 3 large bedrooms all of which feature large closets and carpet floors. On the opposite end of house, the laundry area features a built in stainless steel sink and additional closet space; and another full bathroom with standup shower. Basement features a large 17'x26' finished family room with large brick hearth. Basement also features an adjacent large finished room for additional seating and entertaining. The basement features an 11'x20' office area with built in cabinet system, a large unfinished storage area, and staircase leading to the attached 2 car garage. The home features a whole house fan, 200 amp electric service, electric baseboard heat and an electric hot water heater.

**AUCTIONEERS NOTE:** After many years of ownership, Harry & Irene have decided to move to a retirement home and are motivated to sell. Come prepared to buy this great home with easy access to all major roadways, minutes from local stores and local shops through the area.

**ZONING:** Agricultural

**TERMS BY:** J HARRY & IRENE HOOVER; KLING & DEIBLER ATTORNEYS (717) 354-7700

**TAXES:** \$4521.17 **TERMS:** 10% DOWN DAY OF AUCTION, SETTLEMENT WITHIN 45 DAYS

**OPEN HOUSE:** SATURDAY OCT. 9, 16, & 23 2021 (1-3 PM), OR BY APT. CALL (717) 587-5105

**SEE REVERSE SIDE FOR MORE INFO, OR VISIT OUR WEBSITE**

## B.L. OBERHOLTZER AUCTION SERVICE

Brian L. Oberholtzer AU-005951 Reinholds, PA 17569

Jordan Martin AA-019691 *"SELLING YOU ON AUCTIONS"*

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### ROOM SIZES

#### MAIN FLOOR:

Kitchen: 13x13 - Dining Rm 10x13 - Living Rm: 24x13  
Master Bath 10x10 - Laundry: 8x8 - 2<sup>nd</sup> Bath 6x7  
Master Bedroom 14x14 - (2) Bedrooms 11x11  
Sunporch 11x15

**BASEMENT:** Family Room 17x26 & 13x26  
Office 11x20 - Storage Area 14x24

PLEASE FIND ADDITIONAL BROCHURE FOR LISTING OF  
HOUSEHOLD ITEMS, TOOLS, GUNS & ANTIQUES TO BE  
SOLD AT AUCTION, STARTING AT 9:00 AM OCT. 30, 2021



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