

PUBLIC AUCTION

Real Estate

.18 Acres • 3 Bedroom Ranch Home

Monday, April 3, 2017 @ 2 P.M.

180 E. Farmersville Rd., Ephrata, PA 17522

Farmersville Area, Lancaster, County



Directions: From 322 E of Ephrata at Martin's Bike Shop, take E Farmersville Rd to auction on right;
Or from Rt. 23 W of New Holland, take N Shirk Rd to left on E Farmersville Rd to auction on right.

Description: 1100 sq. ft. frame wheel chair friendly, 3 bedroom ranch house with eat-in kitchen, wood cabinets & built-in hutch. Also, laundry area in kitchen closet, linoleum flooring, French patio doors exit to rear covered wooden deck, large 12' x 20' living room with picture window and clothes closet with hardwood floors. Custom remodeled bathroom for wheelchair access with drive in shower & sink and extra wide door. Two 10' x 10' bedrooms with built in closet and hardwood floors, master bedroom with extra wide door for wheelchair access, hardwood floors and closet. Electric radiant ceiling heat with thermostat in each room. Included are ceiling fans, washer, refrigerator & electric range. Includes 8' x 50' wrap around metal awning over wood and asphalt deck, 10' x 12' storage shed. Well and in-ground septic, aluminum siding, asphalt roof, mature shade and fruit trees.

Open House Dates: Thurs. March 16 (6-8 PM), Sat. March 25 (1-3 PM), Sat. April 1 (1-3 PM)

Terms: Down payment of \$10,000 required day of sale. Settlement on or before May 18, 2017. Transfer taxes (2%) to be paid by buyer. Real Estate taxes shall be prorated. Taxes are \$2078/year.

Additional pictures are available at www.beiler-campbellauctions.com or www.auctionzip.com.

BEILER - CAMPBELL
AUCTION SERVICES

www.beiler-campbellauctions.com 1-888-209-6160



Auctioneers:

Christ Taylor: 717-371-1915 AU#005421

Noah Shirk 717-354-0192 AU#005928

Harold Martin: 717-738-4228 AA#019488

Seller: Jacob Kramer

Attorney: Mike Kane



For additional pictures go to www.beiler-campbellauctions.com or www.auctionzip.com

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