

Akron – Ephrata Area PUBLIC REAL ESTATE AUCTION

1 ½ Story 4 Bedroom 1 ½ Bath Dwelling
28' x 24' Horse Barn w/ Garage Space
Tuesday, April 6, 2021 @ 6:00 PM

612 N. Farmersville Rd, Ephrata, PA 17522 – Lancaster County



Directions: From Ephrata Route 322 E, to right onto Bethany Rd, to left onto N. Farmersville Rd, to property on left

Property Description: Brick & vinyl Cape Cod dwelling with 4 bedrooms and 1.5 baths on ¼ acre with 28' x 24' barn. House has mud room / laundry, eat-in kitchen, living room with hardwood floors, 2 bedrooms and a full bath on the first floor. Sun room leads to covered porch with maintenance free poly flooring. 2nd story with 2 bedrooms and nursery/storage room or 5th bedroom and a half bath. Oil furnace with hot water heat. Concrete floor in the basement. 8' covered side porch. 2 story 28' x 24' barn with box stalls, garage and shop area. 2nd floor of barn used for storage. Property has convenient circle driveway, public sewer and private well. Garden area and mature trees with privacy hedge.

Open Houses: Saturdays March 13th from 10:00 AM - 12:00 Noon & Thur. March 18th from 5 - 7 PM

Terms: Down payment of \$10,000.00 required day of auction. Settlement on or before May 2, 2021. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual Taxes \$3,491 +/-

Auctioneers Notes: Approximately ¼ acre country property needing updates/repairs being offered by motivated sellers in Akron/Ephrata area. This convenient location with easy access to routes 322, 272 and 222 could be the ideal starter or retirement home.

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

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AUCTION SERVICES



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Auctioneers:

Harold Martin (717) 738-4228 AA#0019488

Christ Taylor (717) 371-1915 AU#005421

Attorney: Kling & Deibler 717-354-7700

Seller: Anna Mae Shirk

Nathan Shirk 717-859-5993





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