

Public Auction

**Ephrata / Hinkletown Area .58+/- Acre
2-3 BR 1 Bath Brick Ranch Dwelling w/ 2-Car Garage
Tuesday, October 3, 2023 @ 6:00 PM**

1323 Division Highway Ephrata, PA 17522 - Lancaster Co.



Directions: Route 222 to Route 322 East to property on right

Property Description: .58 +/- acre Ephrata area property with 1368 Sq Ft brick rancher with full basement and attached 2-car garage. House has kitchen & dining area, living room with bay window and LP heater. Also 2 bedrooms & full bath. Basement with large family room and (2) additional rooms with carpets that could be 3rd & 4th bedrooms. Basement also with work area, utility room, cold storage and outside entrance. House has sliding patio doors leading to rear deck. Attached 2-car garage with laundry hookup, workbench & shelves. House has electric heat, well and onsite septic. All information is deemed to be accurate, but not guaranteed.

Open House Dates: Saturdays Sept. 9th & 16th from 1-3 PM and Thur. Sept. 14 from 5-7 PM

Terms: Down payment of \$ 25,000.00 required day of auction. Settlement on or before November 17, 2023, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 3274.00

Attention Realtors: 1% broker participation offered to Realtors with pre-registered buyer. See website for details.

Auctioneers Notes: Property bordering farmland has spacious back yard with octagon gazebo. This well-built brick rancher in Earl Township, Eastern Lancaster Co School District is being offered by motivated sellers. Property was a rental and could use some updating.

For more pictures go to: www.beiler-campbellauctions.com • www.auctionzip.com • www.GoToAuction.com

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Seller: (Late) Raymond S. & Thelma M. Weaver

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