

1+/- Acre Property PUBLIC AUCTION

4 BR Home | 2-Car Garage | Country Setting

LANCASTER CO.



390 Akron Road | Ephrata, PA 17522

Directions: From Route 322, take Bethany Rd., to property on corner of Bethany & Akron Rd.

PROPERTY FEATURES

- 1 +/- Acre Country Property
- 4 BR 1 1/2 Bath Ranch Home
- 1474 Sq Ft Main Floor
- Full Finished Daylight Basement
- Spacious Living Room w/ Triple Window
- 2-Car Attached Garage
- Large Deck with Farm Views
- Spacious Back Yard & Garden Area
- 2-Story Barn w/ Electric & Water
- Mature Shade Trees
- Paved Driveways
- Central Air, Well & Onsite Septic
- Propane Forced Air Heat
- Ephrata Twp & Ephrata Area School
- Ephrata / Akron / Area
- Surrounded By Farmland

OPEN HOUSE DATES

Thurs. Nov. 20, 4-6 pm
&
Sat(s). Nov. 22 & 29,
10 am - Noon

AUCTION DATE
Saturday,
DECEMBER 13
2025
@ 11:00 AM

TERMS

\$30,000 down payment on the day of the auction. Settlement on or before February 5, 2026. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day. **Annual Taxes +/- \$4729.00.**

Bridge loans available, call auctioneer for details.

All information is deemed accurate but not guaranteed

AUCTIONEER REMARKS Super desirable country location with 4 BR 1 1/2 Bath Ranch Style home and 2-car garage. House has eat in kitchen/dining with lots of cabinet & counter space. Main floor also has laundry/mudroom, living room, 3 bedrooms & 1 1/2 baths. Additionally has a full basement w/ 4th bedroom & cold cellar. Move in ready w/ recent remodel of new vanities, flooring, paint & more. This ideal property within walking distance of Lloyd Roland Park also features a 2-story 16' x 22' barn with box stall & pasture, mature shade trees & paved driveway.



BEILER-CAMPBELL
AUCTION SERVICES

beiler-campbellauctions.com • 888-209-6160 AY#002026

AUCTIONEER

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SELLERS

Erwin & Norma Zimmerman
717-733-6198

ATTORNEY

Glick, Goodley, Deibler, &
Fanning 717-354-7700



For additional photos go to beiler-campbellauctions.com or GoToAuction.com or auctionzip.com ID# 38803