"Horst Auctioneers"

PUBLIC SALE

RESIDENTIAL REAL ESTATE

EPHRATA

TUESDAY, NOVEMBER 17, 2026 AT 4:00 P.M.

Located at 211 S. State Street, Ephrata (17522), Lancaster Co., PA
(Directions: Rt 322/W Main St at the Square in Ephrata, Turn South onto State St.)

2 ½ STORY ALUMINUM SIDED DWELLING
(Approx. 1,500 sq. ft. Living Space)

ROOM SIZES

Living Room: 10 ½ x 16	Kitchen: 11 ¼ x 16 ¾	Dining Room/Bedroom: 10 ½ x 12	
Laundry: 7 ¾ x 20 ¾	Bedroom: 11 ½ x 17	Bedroom: 10 x 14 ¼	Bedroom: 10 ½ x 16

The first floor contains a living room (w/w carpet); kitchen with built-in cabinets and refrigerator (vinyl); dining room/bedroom (w/w carpet); recently remodeled full bathroom with walk-in shower stall (vinyl); large covered front porch with awnings; small covered back porch.

The second floor contains three bedrooms with closets (w/w carpet, softwood & unfinished); full bathroom (linoleum); small covered balcony; large storage attic with built-in steps, windows and kneewalls.

Full basement with concrete floor and outside entrance; oil fired hot water furnace; 275 gallon oil tank; updated electric panel with breakers; electric water heater; municipal water & sewer.

14 ½ x 21 ½ DETACHED SINGLE CAR GARAGE (with concrete floor; single overhead door & auto opener. Garage entrance is off alley in rear of property and also includes blacktop parking area next to the garage.)

LOT SIZE – 35' x 169' (M/L)

EPHRATA AREA SCHOOL DISTRICT – APPROX. $3,300 TOTAL YEARLY R.E. TAXES

This circa 1900 aluminum sided dwelling is currently in need of cosmetic work and updating but was recently updated with a first floor bathroom. The garage and parking area is certainly an added bonus to this very affordable property being sold at an estate public sale!

OPEN HOUSES – Saturdays, November 7 & 14 from 1-3 PM or for information/inspection call 223-264-0657.

*TERMS OF SALE - $15,000 down payment on the day of sale; balance at settlement on or before 1/15/2027. Purchaser pays both realty transfer taxes. Property sold as-is.

RKG Law Offices Lindsay M. Schoeneberger, Atty.

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Sale For:
KAREN L. EICHENLAUB ESTATE