

“Horst Auctioneers”

PUBLIC SALE

RESIDENTIAL REAL ESTATE MARTINDALE

THURSDAY, APRIL 18, 2024 AT 6:00 P.M.

Located at 1071 Martindale Rd., (Ephrata 17522), Earl Township, Lancaster Co., PA
(Directions: Rt. 322 East of Ephrata, Turn North onto Martindale Rd. to
Property on Right in the Village of Martindale)



BRICK RANCH STYLE DWELLING WITH ATTACHED GARAGE (Approx. 1,550 sq. ft. Living Space)

ROOM SIZES

Living Room: 13 x 25 ½
Bedroom: 12 ¾ x 16 ½

Kitchen: 13 x 13
Bedroom: 10 ½ x 13

Dining Area: 11 ½ x 13
Bedroom: 10 ¼ x 13

The first floor contains a living room with stone fireplace, picture window (hardwood); kitchen with built-in Rutts custom cabinets, wall oven, stovetop (vinyl); dining area with picture window (vinyl); 3 bedrooms with closets (hardwood and w/w over hardwood); full bathroom with half tile walls (vinyl); covered front porch; brick patio.

Storage attic with built-in staircase. Full basement with concrete floor and outside entrance, recent oil fired hot water furnace; 275 gallon oil tank; recent Rheem central A.C. system; well & pressure system; on-site septic system.

16 x 28 ATTACHED ONE CAR GARAGE (with single overhead door & auto opener; laundry hookup)

LOT SIZE – 80' x 135' (M/L)

GARDEN SPOT SCHOOL DISTRICT – APPROX. \$3,450 TOTAL YEARLY R.E. TAXES

This circa 1960 solid brick rancher offers a nice floor plan with three bedrooms and a large full basement in a convenient location in the village of Martindale. Be sure to inspect this affordable property being sold at Public Sale!

OPEN HOUSES – Saturdays, April 6 & 13 from 1 PM-3 PM or for inspection/information, call (717) 733-3999

***TERMS OF SALE - \$25,000 down payment on the day of sale; balance at settlement on or before 6/17/2024.**

Purchaser pays both realty transfer taxes. Property sold as-is.

****Financing or bridge loan available to qualified buyers. Call Douglas Nedimyer at ENB (717) 738-5495.**

Ashley, Glick & Kling, Atty.

HORST AUCTIONEERS
“VOICES OF EXPERIENCE”

T. Glenn · Timothy · Thomas · T. Brent · Matthew · Derek
50 DURLACH RD., EPHRATA, PA 17522
Tel. 717-738-3080 · Fax 717-738-2132
www.horstauction.com
AU1767L

**Sale For:
ELAM A. & BETTY A. SHIRK**