"Horst Auctioneers"

PUBLIC SALE

RESIDENTIAL REAL ESTATE

CLAY TOWNSHIP

THURSDAY, NOVEMBER 19, 2026 AT 4:00 P.M.

Located at 227 Stephen Lane, (Ephrata 17522), Clay Twp., Lancaster Co., PA
(Directions: Rt 322/W Main St, Turn North onto Weidmansville Rd, Right onto Kimberly Ln, Right onto Stephen Ln)

BRICK RANCH STYLE DWELLING WITH ATTACHED TWO CAR GARAGE
(Approx. 1,500 sq. ft. Living Space)

ROOM SIZES

Living Room: 17 x 17 ½ Dining Room: 10 ¾ x 11 Kitchen: 9 ½ x 10 ¾
Bedroom: 13 ½ x 14 Bedroom: 11 x 12 ¼ Bedroom: 10 x 12 ½ Laundry: 6 ¼ x 10 ¼

The first floor contains a small entry foyer with closet (vinyl); living room with brick raised hearth fireplace with electric heater insert (w/w carpet); dining room with patio door (w/w carpet); kitchen with built-in oak raised panel cabinets, new Whirlpool refrigerator, new Whirlpool electric stove, new spacesaver microwave, dishwasher and garbage disposal (vinyl); master bedroom with walk-in closet (w/w carpet); master bathroom with shower stall (vinyl); two spare bedrooms with closets (w/w carpet); full bathroom (vinyl); laundry room with auto washer and dryer (vinyl); 14'x 20' wooden deck with electric retractable awning; small covered front porch.

Full basement with concrete floor and outside Bilco door entrance; electric heat pump with central AC; 200 amp electric service with breakers; new electric water heater; municipal sewer and water softener.

24 x 24 ATTACHED TWO CAR GARAGE (with 2 single overhead doors & auto openers; pull down steps to attic)

LOT SIZE – 70' x 130' (M/L)

EPHRATA AREA SCHOOL DISTRICT – APPROX. $4,800 TOTAL YEARLY R.E. TAXES

This circa 1987 custom built rancher offers a great floor plan for one floor living with three bedrooms, two full bathrooms, full basement and an attached two car garage. The property is located in a nice rural residential development on a small level lot in Clay Township. Be sure to inspect this affordable property being sold at an Estate Public Sale!

OPEN HOUSES – Saturdays, November 7 & 14 from 1-3 PM or for information/inspection call 717-383-0624.

*TERMS OF SALE - $20,000 down payment on the day of sale; balance at settlement on or before 1/18/2027.

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

E. Richard Young, Atty.

HORST AUCTIONEERS
50 Durlach Road, Ephrata, PA 17522 • 717-738-3080
sale@horstauction.com • www.horstauction.com
AU1767L

Sale For:
LILLIE M. GOOD ESTATE