

PUBLIC AUCTION

3 BEDROOM RANCHER ON 1.10 ACRE WITH BARN
SAT, OCTOBER 30, 2021 @ 9:00 AM RE @ 12 NOON



LOCATION: 1538 CLAY ROAD, EPHRATA PA. 17522, ELIZABETH TOWNSHIP
LANCASTER COUNTY, EPHRATA AREA SCHOOL DISTRICT

DIRECTIONS: FROM RT. 322 & DURLACH ROAD TAKE RT 322 WEST TO LEFT ON CLAY ROAD (AT FOX MEADOW CREAMERY) FOLLOW APPROX. 1 MILE TO AUCTION ON R.

REAL ESTATE: This Brick & Vinyl siding Rancher is situated on a 1.10 acre country lot overlooking the Clay/Durlach farmland. The property has a large macadam driveway, private well and onsite sewer system, detached 32'x36' barn with loft area storage and overhead door, large backyard with mature landscaping and trees. The home features an entryway leading to large carpeted living room. Kitchen area features the 36 handle cherry kitchen cabinets with Formica countertops, glass-top Kenmore Range & built-in GE dishwasher (included in sale). Formal dining room with chair rail leads to the 3 season room/sunporch and backyard. Main hallway from dining room leads to a large master bath with tub/shower with plenty of storage. Follow the hallway to the 3 large bedrooms all of which feature large closets and carpet floors. On the opposite end of house, the laundry area features a built in stainless steel sink and additional closet space; and another full bathroom with standup shower. Basement features a large 17'x26' finished family room with large brick hearth. Basement also features an adjacent large finished room for additional seating and entertaining. The basement features an 11'x20' office area with built in cabinet system, a large unfinished storage area, and staircase leading to the attached 2 car garage. The home features a whole house fan, 200 amp electric service, electric baseboard heat and an electric hot water heater.

AUCTIONEERS NOTE: After many years of ownership, Harry & Irene have decided to move to a retirement home and are motivated to sell. Come prepared to buy this great home with easy access to all major roadways, minutes from local stores and local shops through the area.

ZONING: Agricultural

TERMS BY: J HARRY & IRENE HOOVER; KLING & DEIBLER ATTORNEYS (717) 354-7700

TAXES: \$4521.17 **TERMS:** 10% DOWN DAY OF AUCTION, SETTLEMENT WITHIN 45 DAYS

OPEN HOUSE: SATURDAY OCT. 9, 16, & 23 2021 (1-3 PM), OR BY APT. CALL (717) 587-5105

SEE REVERSE SIDE FOR MORE INFO, OR VISIT OUR WEBSITE

B.L. OBERHOLTZER AUCTION SERVICE

Brian L. Oberholtzer AU-005951 Reinholds, PA 17569

Jordan Martin AA-019691 *"SELLING YOU ON AUCTIONS"*

717.587.5105 | info@OBAuctioneer.com | OBAuctioneer.com





ROOM SIZES

MAIN FLOOR:

Kitchen: 13x13 - Dining Rm 10x13 - Living Rm: 24x13
Master Bath 10x10 - Laundry: 8x8 - 2nd Bath 6x7
Master Bedroom 14x14 - (2) Bedrooms 11x11
Sunporch 11x15

BASEMENT: Family Room 17x26 & 13x26
Office 11x20 - Storage Area 14x24

PLEASE FIND ADDITIONAL BROCHURE FOR LISTING OF
HOUSEHOLD ITEMS, TOOLS, GUNS & ANTIQUES TO BE
SOLD AT AUCTION, STARTING AT 9:00 AM OCT. 30, 2021

B.L. OBERHOLTZER AUCTION SERVICE

Brian L. Oberholtzer AU-005951 Reinholds, PA 17569

Jordan Martin AA-019691 *"SELLING YOU ON AUCTIONS"*

717.587.5105 | info@OBAuctioneer.com | OBAuctioneer.com

