

PUBLIC AUCTION

3 BR Stone Ranch House and 1 Car Garage on .36 Acres

EPHRATA/ CLAY AREA

Tuesday, October 31, 2017 at 4:00 PM

80 Clearview Road, Ephrata, PA 17522, Clay Twp, Lancaster Co, Ephrata Area School District

From 322 W. toward Clay, turn right onto Clearview Road for 0.2 mi to property on left.



Living Rm 13 x 19 Dining Rm 12 x 13 Kitchen 11 x 13 Bedroom 11 x 13 Bedroom 11 x 12 Bedroom 10 x 11

This solid built home offers 1,284 sq. ft. of living space and is situated on a beautiful country lot with scenic farmland views and flat open front and rear lawns. The house features a spacious kitchen w/electric glass top range, microwave, refrigerator, dishwasher, and built-in desk; living room w/brick wood burning fireplace and built-in display shelves; dining room; 3 bedrooms w/hardwood floors; and a full bath w/ double bowl vanity and linen closet. The house also has a full basement; oil hot water heat; on site well and septic; attached oversized 1 car garage w/electric opener, washer & dryer, and laundry tub; stamped concrete rear patio; and storage shed.

This property has a beautiful setting with scenic views, paved drive, maintenance free exterior, and is located within minutes of many conveniences! The house and property have been well maintained!!

Taxes: \$3,293 **Open House:** Saturday, October 14, 21, & 28 (1-3 pm) *or anytime by appt. call 610-286-5183*

Terms: 10% down day of sale; settlement within 45 days of sale **Terms By:** Jay Nolt

Merle Eberly - Brian Oberholtzer
Alvin Horning - C Ivan Stoltzfus CAI
John Stauffer
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Information is deemed correct but not guaranteed.



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