

PUBLIC AUCTION

3 BR Ranch House on 1.35 Acres

Clay Area

Tuesday, July 26, 2016 at 5 PM

1535 Clay Road, Ephrata, PA 17522, Clay Twp, Lancaster Co, Ephrata Area School District

From Rt. 322 in Clay, Take Clay Rd south 0.8 mile to property on left



Living Room 13 x 18

Bedroom 9 x 13

Bedroom 10 x 14

Eat-in Kitchen 12 x 19

Bedroom 10 x 14

Full Bath

This solid built brick home offers 1,176 sq. ft. of living space and is situated on 1.35 acres surrounded with views of scenic countryside. The house features a **Living Room** w/bow window; **Eat-In Kitchen** w/ wall oven & electric stove top; **Full Bath** w/linen closet; and **3 Bedrooms** with hardwood floors on the main level. Also on this level is an **attached 1 car Garage** w/electric opener and laundry hook-ups. The home has a **full basement** w/outside exit, 100 amp updated electric panel, new electric hot water heater, oil hot air w/central air, and on site well & septic. Outbuildings include a **12 x 24 Storage Shed** w/ overhead garage door.

Taxes: \$3,479 **Zoned:** Agricultural

This property has a beautiful setting with a large flat back and side yard with mature shade trees, paved drive w/extra parking and is located less than a mile off 322 and within minutes and easy access of many conveniences!

Open House: Saturday, July 9, 16, & 23 (1-3 pm) *or anytime by apt. call 610-286-5183*

Terms: 10% down day of sale; settlement within 45 days of sale **Terms By:** Pauline Risser



Merle Eberly - 2417-L—Brian Oberholtzer

Alvin Horning - C.Ivan Stoltzfus CAI

Realtors - Auctioneers - Appraisers

HorningFarmAgency.com

610-286-5183



Information is deemed correct but not guaranteed.



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