

# PUBLIC AUCTION

## 3 BR RANCH HOME W/2 CAR GARAGE & STORAGE SHED ON 1.13 AC. COUNTRY LOT

REAMSTOWN/EPHRATA AREA

Wednesday, July 16, 2025 @ 5 PM



**LOCATION:** 40 Wabash Road, Ephrata, PA 17522, Lancaster County.

**REAL ESTATE:** Beautifully situated ranch home w/a daylight basement and 2 car garage on 1.13 acres. This maintenance-free, one-owner, brick & vinyl home has beautiful views of surrounding farmland. This bright sunny home contains approx. 2,300 SF and has been meticulously maintained. The home features a living room w/bay window and built-in bookshelves; eat-in kitchen w/electric range, refrigerator, D/W and garbage disposal; family room w/built-in desk and French doors to a rear 12 x 15 deck; laundry/mud room w/W&D, laundry tub, 2 large closets and a half bath; 3 bedrooms; and a full bath. The lower level offers a large daylight rec room w/food serving bar; utility/shop room w/work station and outside exit; and a utility/canning room. The home has a walk-up attic; an attached 2 car garage w/elec. openers; 6 x 18 covered front porch; central vacuum; oil hot air heat w/C/A; on site well & septic. The property also contains a 10 x 16 storage shed, large garden area, Amish wash line, pole mounted dinner bell, paved driveway w/extra parking, brick front walk & porch, plush flat lawns, ornamental trees and professionally landscaped beds.

**OPEN HOUSE:** Saturday, June 21 & 28 and July 5 (1-3 pm) or by apt. call 610-286-5183 .

**NOTE:** This highly desirable, turn-key country property is surrounded by beautiful farmland views and is conveniently located within minutes of restaurants, gas stations, and grocery stores. Don't miss this auction!

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Terms by: Double EM Irrevocable Trust in conjunction with Elizabeth Martin Estate. Attorneys Halbruner, Hatch & Guise LLP.

Merle Eberly, Auctioneer  
Steven Newswenger, Apprentice Auctioneer  
Pete Sensenig, Auctioneer  
Horning Farm Agency, Inc. AY002091



[HorningFarmAgency.com](http://HorningFarmAgency.com)

610-286-5183

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Lot Size/Acres: **1.13 Acres**  
 School District: **Cocalico**  
 Township: **East Cocalico**  
 County: **Lancaster**  
 Taxes: **\$6,451**  
 Type: **1 Story**  
 Construction: **Frame**

Roof: **Shingle (Newer Roof)**  
 Square Feet: **2,300 (approx.)**  
 Age, Condition: **1991, Very Good**  
 Flooring: **Carpet, Vinyl**  
 Bedrooms: **3**  
 Baths: **1.5**  
 Laundry: **Yes**

Basement: **Yes**  
 Fireplace: **No**  
 Heating: **Oil Hot Air**  
 Cooling: **Central Air**  
 Deck/Porch: **Front Porch, Rear Deck**

Garage: **2 Car Attached**  
 Outbuildings: **10 x 16 Storage Shed**  
 Water: **Well**  
 Sewer: **On Site**

**Room Sizes**

Living Rm: **15'6 x 20** Kitchen: **12 x 12** Family Room: **12 x 16** Laundry Room: **8 x 11** Bedroom: **12 x 14'6** Bedroom: **9 x 14**  
 Bedroom: **9'6 x 10'6** Full Bath: **7 x 8** Rec Room: **28 x 29** Utility/Work Room: **14 x 28** Utility/Canning Room: **12 x 14**



Information deemed correct but not guaranteed.



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