



PUBLIC AUCTION

THURSDAY APRIL 20, 2023

REAL ESTATE @ 4:30PM

42 NORTH FARMERSVILLE RD.

EPHRATA PA 17522



3 Bedroom 2 full Bath, 1620+/- sq. ft.
Cape Cod style home on .48+/- Acres

OPEN HOUSE DATES:
SAT. APRIL 8 & 15, 2023 (1-3 PM)
OR BY APPOINTMENT
CALL AUCTIONEER 717-587-5105

BL OBERHOLTZER AUCTION SERVICE LLC

AV002435 -- BRIAN OBERHOLTZER AU-005951 --



717-587-5105

obauctioneer@gmail.com



www.obauctioneer.com

42 N FARMERSVILLE RD, EPHRATA PA 17522

HOME INFORMATION:

This great property is nestled in the village of Farmersville, PA with easy access to all major roadways, and store locations. This well maintained home has it all, with vinyl siding, vinyl windows throughout and a new asphalt shingle roof installed in Oct. of 2019. The home features a cherry hardwood kitchen with gas range, refrigerator, microwave, dishwasher and a center island; with adjacent carpeted dining area. Dining area has sliding glass door leading to a 12' x 12' composite wood finished deck; with views of a native flower garden, local farmland and the Ephrata mountains. Large master bedroom located on the main floor of the home; with an adjacent walk through full bath and laundry area with washer & propane dryer. The living/ family room is well suited for entertaining, with partial open carpeted hardwood staircase, a linoleum entrance way and guest closet. Open stairway leads to a landing, which breaks to 2 large bedrooms, and a full bathroom. A full-sized door in a bedroom provides access to the attic storage area above the garage. All bedrooms feature large closets for storage. This beautiful home features a central air system for cooling and propane hot forced air for heat. Also included is a 70,000 BTU gas stove in basement for supplemental heat. The large unfinished basement houses the water softener, gas hot water heater, water filter and UV water lamp; and the 200 amp service breaker panel. The oversized 28' x 25' attached 2 car garage has 2 insulated 9' x 7' garage doors with openers; and a set of double doors opening to the rear of property. Property features private sewer and well. Macadam drive enters from a macadam road right of way to the side of property.

Room Dimensions:

Kitchen & Dining Area 14'x27' Living Room 15' x 16'
Master Bedroom: 15'x13' Master Bath 8' x 7'

Second Floor:

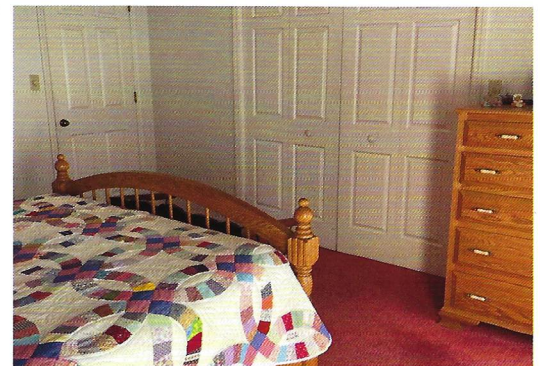
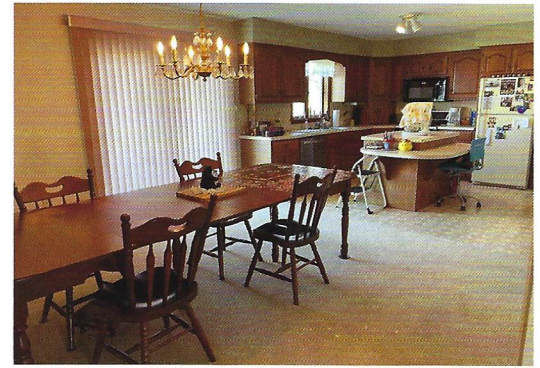
1st Bedroom 18'x15.5' 2nd Bedroom 15'x11'
Full Bath 10'x5' Attic Storage 12'x25'

Terms By: Diane King & the late Menno King

Attorneys: Kling, Deibler & Glick LLP. 717-354-7700

Terms: 10% down day of Auction; settlement in 45 Days.

Auctioneers Note: Seller has purchased property in another state and is motivated to sell. DO NOT MISS this opportunity to own a well maintained property in Farmersville. Plan to attend. Please call the auctioneer with any questions; Brian Oberholtzer 717-587-5105.



BL OBERHOLTZER AUCTION SERVICE LLC.

BRIAN OBERHOLTZER AU-005951, AV002345

JORDAN MARTIN AA-019691

BRIAN'S CELL # (717) 587-5105

PLEASE LEAVE A MESSAGE

FOR MORE INFO AND PICTURES
PLEASE VIEW OUR WEBSITE @
WWW.OBAUCTIONEER.COM