

PARCEL 2: WELL LOCATED 3 BEDROOM DUPLEX

Saturday, May 17, 2025
9am Personal Property
12pm Real Estate

PARCEL 1: 743 N. STATE ST.
EPHRATA, PA 17522

PARCEL 2: 49 CLOVER COURT,
EPHRATA, PA 17522

ALL REAL ESTATE & PERSONAL
PROPERTY TO BE SOLD AT PARCEL 1

Situated at the end of a quiet cul-de-sac, this three bedroom duplex presents an excellent opportunity for both investors and first-time homebuyers. **The main level features** a covered front porch, a cozy living room, a eat-in kitchen, and a dedicated laundry area. **The upper level offers** three bedrooms and a full bathroom. **Additional highlights include** an attached garage, a private outdoor deck, and convenient access to Routes 272 and 322.



Open Houses: Mon. May 5, 5pm-6:30pm
& Sat. May 10, 1pm-3pm
Or Call For An Appointment



FEATURES

 END OF CUL-DE-SAC

 ATTACHED GARAGE

 OUTDOOR DECK

Auction for: Raymond Weidman
Attorney: A Anthony Kilkuskie

LEAD AUCTIONEER: Judah Bauman



 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

 contact@hessauctiongroup.com

Type: Two Story Duplex
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle
Garage: Attached
Square Footage: 1,200 sq. ft.
Lot Size: 0.13 acres
Year Built: 1997

Heating/Cooling: Electric Warmed & Cooled Air
Water/Sewer: Public
Zoning: Residential Medium Density
Taxes: \$3,911
School District: Ephrata SD
Township: Ephrata Borough

First Floor:

Eat In Kitchen: 19'9" x 11'4"
Living Room: 15'4" x 13'4"
Laundry Room

Second Floor:

Bedroom: 19'2" x 11'8"
Bedroom: 9' x 10'9"
Bedroom: 9'10" x 9'8"
Bathroom

Exterior:

Attached Garage: 18' x 22'
Outdoor Deck
Front Porch

*All measurements approximate



For information regarding our recommended financial lenders call 717-664-5238

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 45 days.
Announcements made on day of sale take precedence over advertised information.

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.