



(Ephrata Mt. Area)



# PUBLIC AUCTION

## CLEAN BRICK 3 BR RANCHER & DETACHED SHOP

## 5.7 ACRE WOODED LOT \* GREAT LOCATION

## CAR \* TRACTOR \* TOOLS \* ANTIQUES \* HOUSEHOLD

# SATURDAY MAY 4, 2019 @ 8:30 AM

### REAL ESTATE OFFERED AT 1:00 PM



VERY CLEAN RANCHER



5.7 WOODED ACRES



IMPRESSIVE KITCHEN

Located at: 156 E. Mohler Church Rd. Ephrata, Pa. 17522

**DIRECTIONS:** From East side of Ephrata on Rt. 322, turn East on Hahnstown Rd., travel 1 mile to left turn on E. Mohler Church Rd., ¼ mile to property on right.

**REAL ESTATE DETAILS:** A beautiful solid brick Ranch style house w/ attached 2 car garage & detached shop on 5.7 wooded acres. Main level includes a beautiful eat-in custom Cherry kitchen w/ abundant cabinetry (like new), Corian counter-tops, dishwasher, front facing sink window; dining area has built-in roll top desk w/ cabinet storage, charming Brick fireplace; family room has Bay window overlooking rear yard & custom built-in bookcases; oversized Master bedroom w/ private full Master bathroom, large vanity w/ double sink & closet; walk-in Master closet w/ storage; second bedroom w/ closet; full common bathroom; powder bathroom; perfect laundry room w/ sink & lots of storage cabinetry; wonderful rear screened-in porch w/ Trex flooring & storage underneath; attached 2 car garage; attic storage. Day-light basement has nice family room w/ Brick hearth for coal/wood stove; common area; third bedroom; half bathroom; solid Cherry second kitchen; utility/storage room; oil fired H/W baseboard heat; central A/C; on-site well & septic; newer macadam driveway; sealed coal shoot into basement; generator throw-switch; upgraded insulated windows & patio door. **DETACHED 30'x 62' SHOP** has concrete floor; water; elec.; 20'x 30' now insulated wood shop; propane heat; other part is un-insulated w/ 9'x9' overhead door; 20'x 16' lean-to for additional storage; children's play house w/ bunk area; total taxes are approx. \$6,930.00. Very nice property and the house is extra clean, owners are downsizing and plan to sell, come to buy.

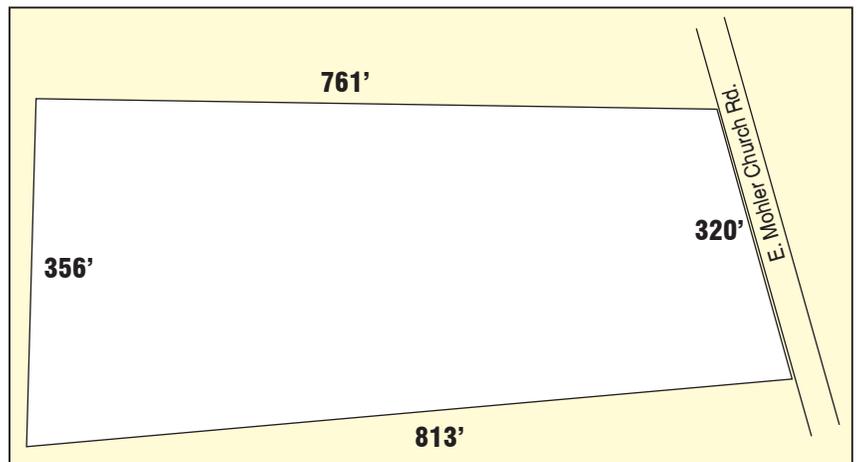


LAUNDRY ROOM

**OPEN HOUSE DATES:** Saturdays, April 20 & 27, from 1-3 PM. Call/Text auctioneer for more information at 717-587-8906.

**REAL ESTATE TERMS:** 10% down day of auction, balance in 60 days or before. For complete terms please call Attorney Dennis Hartranft at 717-738-2626, auction is held under Attorney's terms.

Please visit our website at [www.martinandrutt.com](http://www.martinandrutt.com)



**AUCTION BY:**  
MARTIN & RUTT AUCTIONEERS

AY2189

John J Rutt II (717) 587-8906

Michael J. Martin (717) 371-3333



**AUCTION FOR:**  
HENRY M. & MABEL L. HOOVER



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30'X62' DETACHED SHOP



COMPLETE WOOD SHOP



1957 FORD FAIRLANE



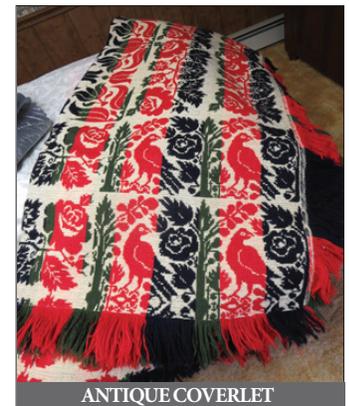
4X4 KUBOTA TRACTOR

**PERSONAL PROPERTY:** Amana Almond refrig. w/ freezer bottom; GE Almond refrig.; Maytag washer & dryer; newer coal/wood stove (heater); 3-pc. LRS w/ swivel chair; highchair; cedar chest; 4-pc. Blonde bedroom suite; (6) plank seat chairs; (4) maple chairs; 2-lid dovetailed wood chest; nest of tables; small parlor stove; folding chairs; child's rocker; kitchen table; Copper wash boiler; Revere dome clock; wooden forks & rake (young); Griswold frying pans; old R.R. colored glass lantern; old enamel R.R. sign; blue sofa & chair; antique rocker; antique stick clothes dryer; old crocks & jugs; painted milk cans; market basket; misc. nice glassware; old scrapbooks; old Ephrata calendars; old local feedbags; nice prints & paintings; old 3-color coverlet; old wooden boot crate; lots of local Ag-way advertising; old butter churn; Alum. gun case; barn hay rack; tobacco sizing box; doll wagon; old dolls & teddy bears; car marble roller; old Tupperware toys; dynamite box; wooden covered wagon (detailed); wine set; old quilts & comforters; linen soft goods; old German calendars; coffee grinder; Victorian mantle clock; chase-the-rat board game; 1/16 scale toy tractors; 20+ Winross trucks; older Ertl toys; Ertl Diapet toys; old balance scales; earth globe; Oneida Stainless flatware set (12); oval mirror; army trunk; 2 drawer file; Haiti carved chest; lamps; 33rpm Christian records; Booten dinnerware; TONI doll in box; child's ironing board & access.; Silver halves, quarters, & dimes; Christian reading and story books; Harvey Yoder books; more unlisted; nice auction.

**CAR/TRACTOR/TOOLS:** 1957 Ford Fairlane 4-Door Hardtop car, restored, Silver, Red interior, (very nice); Kubota L185DT 4x4 diesel tractor w/ loader; 16hp Deutz-Allis Tractor w/ mower & snow blower; 15" Rockwell wood planer; Delta 10" chop saw; Grizzley 10" table saw w/ guide; 13" Jet band saw; 1/2" Delta drill press; Fein multi-cutter in case; 3/8" Makita drill; 1/4- 2 1/8" boring bit set; wood auger drill bits; drill bit indexer; Kreg hole-angle jig; Bosch jigsaw; bar clamps & quick clamps; dovetailing jig; 20" Hawk scroll saw; Delta comb. Sander; 8" CI joiner; Bosch belt sander; large bench vise; Makita router in case; 120"x37" wooden work bench on wheels w/ storage below; 48"x96" wooden work table; 6" bench grinder; skid of 5/4 oak lumber (10" wide boards); misc. 5/4 cherry wide boards; misc. walnut lumber; misc. wrenches; nut/bolt organizers; saw-zaw in case; backpack sprayer; 25 gal. orchard sprayer; floor jack; aluminum hand truck; 10 gal. 2 cylinder air compressor; poly lawn roller; pull-behind lawn spreader; S.S. insulated stove pipe; alum. ext. ladder; Mountville trough; antique straw cutter; more unlisted.



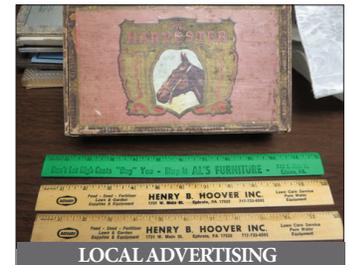
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