

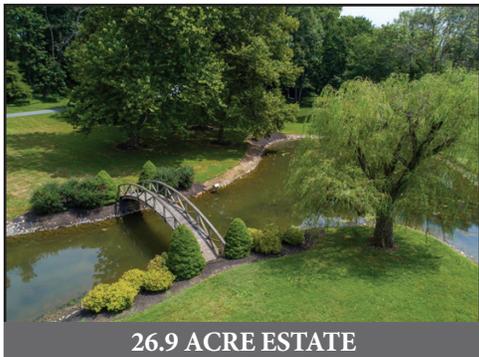


(Weaverland Valley/Northern Goodville Area)

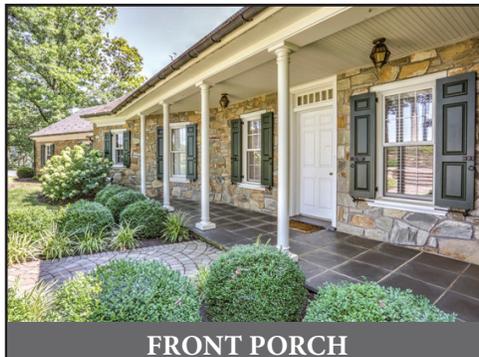


PUBLIC AUCTION

**27-ACRE ESTATE * PONDS * STREAM * WOODS
#1, DIGNIFIED REAL STONE RANCHER * 4 BR
#2, SANDSTONE 2.5 STORY * 3 BR * SUNROOM
2-ACRE VACANT LOT w/ ROAD FRONTAGE
FRIDAY, OCTOBER 18, 2019 @ 5:00 PM**



26.9 ACRE ESTATE



FRONT PORCH



DINING ROOM

Located at: 1686 Weaverland Rd. East Earl Pa.

DIRECTIONS: From Rt. 625 & Rt. 23 intersection, travel North on Rt. 625 for 1 mile and turn right on Weaverland Rd. Stay on Weaverland Rd. for 2 miles (stay left at Y) to property on right (first property past the covered bridge)

REAL ESTATE DETAILS: The most picturesque & impressive property we have ever had the privilege of offering for sale. A stunning 26.9 acres in the perfect setting, a remarkable view of the farmland below, many wedding pictures have been taken on this property. 2 houses on this estate.

HOUSE #1 is a real stone Rancher w/ approx. 3,000 sq. ft. on main level plus 1,000 sq. ft. in lower level; includes a spacious custom Cherry kitchen w/ abundant cabinetry, island sink, pantry elevator, Corian counter tops, tile back-splash & floor, double ovens, all appliances; dining area w/ Crown style window; oversized dining room w/ real stone wall & fountain encloser; 17' vaulted ceiling, opens to large trex-floor deck; formal living room w/ granite LP fireplace & built-in bookcases, chair rail, firewood elevator; front formal entrance has patterned Oak hardwood flooring w/ coat closet; recreation area opens to private small deck; master bedroom has his/her closets, private deck, sunken jacuzzi-tub, glass shower, nice tile work; 3 additional bedrooms (1 could be an office/study); full common bathroom w/ tub shower & tile; main level laundry has built-in cabinetry & lots of counter space; 2-car garage plus a half bathroom; covered front porch w/ slate flooring; multi-level stone patio w/ real stone walls large deck w/ Trex flooring. Open staircase leads to finished daylight basement has second full kitchen w/ Corian counter tops, epoxy floors & all appliances; magnificent seating area w/ Brick fireplace; real stone pillars & exposed real stone walls; old barn board siding & revealed barn beam ceiling; full bathroom w/ barn/barrel theme; large utility room, 400 amp electric; central vacuum system; water treatment system; on-site well & septic system; Geothermal heating system (5-zones); central A/C; real slate roof; real copper spouting & down spouts; LP Gas house generator;a real wow kind of property.

KITCHEN/DINING AREA: 30'x 12'
DINING ROOM: 25'x 16'
MASTER BEDROOM: 15'x 18'
BEDROOM #3: 11'x 9.5'
COMMON BATHROOM: 9.5' x 8'
BASEMENT FULL BATH ROOM: 8'x 7'

LAUNDRY: 15'x 8'
FOYER: 18'x 6'
MASTER BATH: 10'x 10'
BEDROOM #4: or STUDY: 9.5'x 6'
BASEMENT KITCHEN/DINING AREA: 21'x 20'

2-CAR ATTACHED GARAGE: 24'x 21.5'
FORMAL LIVING ROOM: 22'x 18'
BEDROOM #2: 12'x 11'
RECREATION AREA: 12'x 11'
BASEMENT LIVING ROOM: 24'x 23'

ANIMAL BARN: 36'x 25' beautiful real stone bank barn w/ multiple stalls for horses/sheep, second level large sliding door for tractors storage, third level hay storage, slate roof, great condition, approx. 2+ acres of pasture area w/ (white) rail fence.

AUCTION BY:
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AUCTION FOR:
WILMER Z. & KAREN L. MARTIN
717-278-1225

**Additional info on
reverse side**



HOUSE #2: A beautiful 1883 Sandstone 2.5 story house w/ 3 BR and usable barn w/ 3 overhead doors. House includes a custom built solid Oak kitchen w/ abundant cabinetry; dining room/living room area; parlor or main level bedroom; nice sunroom; mud room; full bathroom on each level; 3 bedrooms upstairs; daylight basement family room; utility room; attic storage; on-site septic & well; Kentico water treatment system & UV light; replacement windows; oil H/W baseboard heating system; charming deep window sills; re-pointed stone walls; very nice property. DETACHED BARN has framed construction; 3 overhead doors (w/ openers) for car/truck parking; large 2-level storage in back; water hydrant; electric service.

GENERAL DETAILS: This property is truly 1-of-a-kind and has too many improvements to list including a recently paved winding driveway (over 1,000 feet long) & paved parking areas; 2 large ponds; perfect small fishing stream; beautiful mature shade trees; open grass areas; 2 tennis courts; Caernarvon Twp. Lanc. Co; total property taxes approx. \$9,443.00; Tax ID# 050-30736-0-0000; zoned Agriculture.

VACANT LOT: (Offered for sale immediately after the large property) A 2-acre vacant lot w/ 262' of road frontage; mostly wooded; gentle to steep slope; (never had a perk test); zoned Residential; Tax ID# 050-15497-0-0000 great location, country road.

OPEN HOUSE DATES: Wednesdays Oct. 2 & 9, from 1-3 PM. Call/Text Auctioneer at 717-587-8906 for all details.

BRIEF TERMS: 10% of sold price down day of auction, balance in 60 days. For complete terms call Attorney Kling & Deibler at 717-354-7700. This information has been provided as a courtesy to the buyer and is believed to be true and accurate, however buyer is responsible to verify any/all information and by bidding on this property acknowledges that they are buying it according to the written terms of the Attorney.

**PLEASE VISIT OUR UPDATED WEBSITE FOR DRONE PHOTOS AT WWW.MARTINANDRUTT.COM
FREE REFRESHMENTS AT OUR AUCTION**



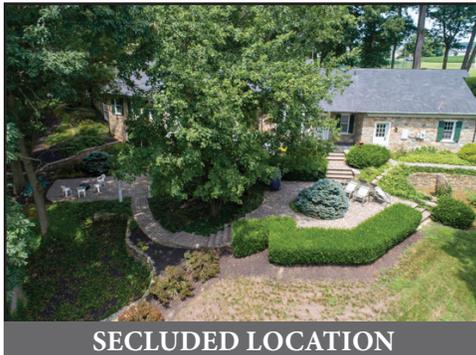
IMPRESSIVE CUSTOM KITCHEN



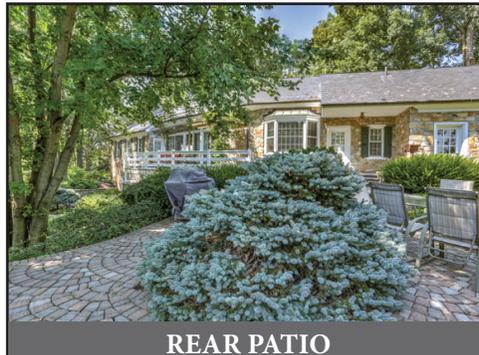
LOWER LEVEL LIVING ROOM



SOLID STONE RANCHER



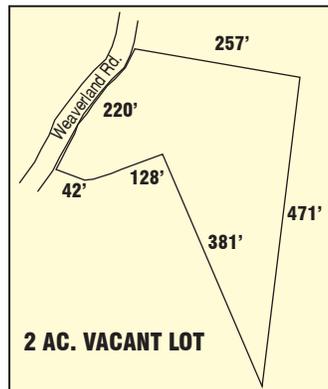
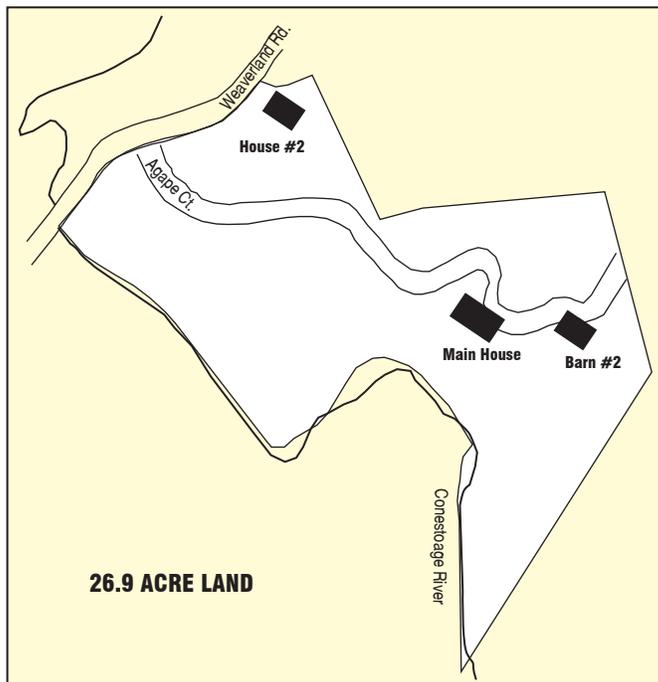
SECLUDED LOCATION



REAR PATIO



2 PONDS (PICTURESQUE)



SECOND HOUSE



SECOND BARN