

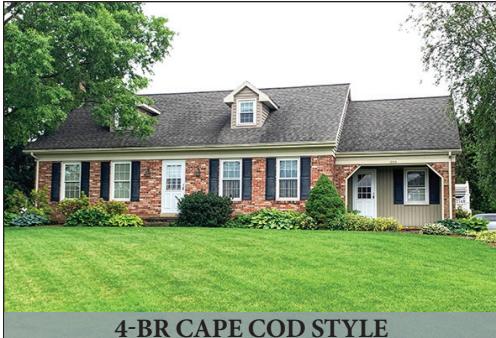


(East Earl/Sheep Hill Rd. Area)



PUBLIC AUCTION

**BEAUTIFUL 4-BR CAPE COD HOUSE & REAR SUNROOM
.7 ACRE LOT * 30'x 26' TRUCK GARAGE * VERY NICE PROPERTY
ANTIQUES * HOUSEHOLD ITEMS * COLLECTIBLE VEHICLES
SATURDAY, AUGUST 28, 2021 @ 8:30 AM * R.E. @ 1:00 PM**



4-Br CAPE COD STYLE



30'X26'X13' TRUCK SHOP



HUGE KITCHEN/DINING AREA

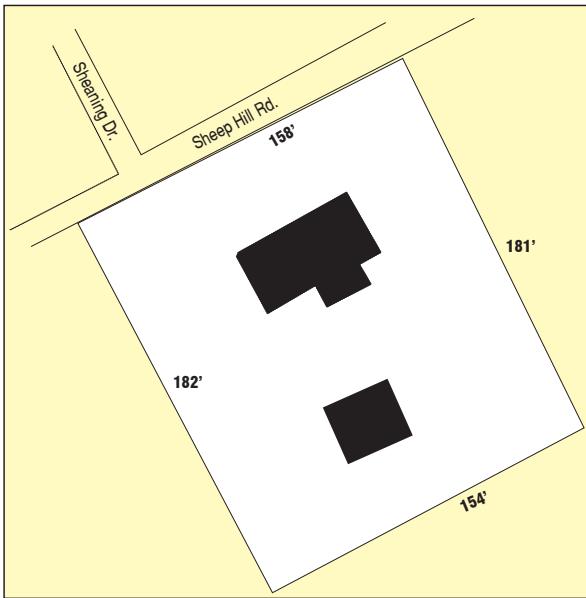
Located at 1284 Sheep Hill Rd. East Earl Pa. 17519 (East Earl Twp.)

DIRECTIONS: From Rt. 897 & Rt. 322 intersection in East Earl, travel South on Rt. 897 for $\frac{1}{4}$ mile and turn right on Sheep Hill Rd. to property on left.

REAL ESTATE: A charming Cape Cod style house w/ approx. 2,174 sq. ft. & 30'x 26' detached truck shop on .7 acre lot. This house was built in 1971; main level includes a 22' x 14.5' eat-in kitchen w/ custom Cherry cabinetry, tile backsplash, sink window overlooking the backyard; front 18.5'x 14' living room w/ hardwood flooring & built-in cabinetry; formal family room; 2 main level bedrooms w/ closets (1 could be a hobby/office room); full bathroom; beautiful 18' x 12' rear all-seasons room w/ abundant windows & cathedral ceiling; mud room/laundry w/ closet and rear door access; nice concrete back patio. Second level has 2 additional bedrooms w/ closets; full bathroom; storage room or finish it for additional living space. Basement has been studded out, but is unfinished; brick hearth w/ propane room heater; utility room; rear Bilco door; electric heat pump & central A/C (new in 2019); public sewer; good private well; water softener; central vac.; 200 amp elec. service. **30'x 26' TRUCK SHOP** w/ 12' high x 16' wide overhead door; 13' ceiling; insulated; heat; 220v elec.; parts room; updated rubber roof; large macadam drive for trucks; 28' x 12' storage building w/ overhead door & elec.; E. Lanc. School District; total taxes approx. \$3,945.



1949 FORD PICKUP



PERSONAL PROPERTY: Nice Black 1949 Ford pickup truck w/ flathead V-8; 1971 GMC tandem axle truck w/ 18' grain body, rebuilt Cat diesel engine & Road Ranger transmission; nice 2012 Silver Grand Caravan van w/ 149k; 100 gal. vertical 3-hp air compressor; John Deere Model 102 17-hp mower (deck as-is); Snapper roto-tiller; Troy-Bilt horse roto-tiller (as-is); 225 Lincoln welder; battery charger; nice "truck size" mechanical tools; $\frac{3}{4}$ " air impact driver; old truck parts; Toro 7.25-hp self-propelled mower; S/S 5th wheel tailgate; chrome bumper for Kenworth W-9; JET wood lathe; propane heaters & tanks; bench grinder; older Stihl chainsaw; hand tools; 5 car barrel train; wood router; old barn boards; (4) 6" air tires; Stihl leaf blower; weed trimmer; Redi-heater; hand tools; step ladder; much more unlisted.



1971 GMC TRUCK

GENERAL LISTING: Maple bedroom suite; waterfall Cedar chest; Maple chest; Queen-Ann server; Green base cabinet; several bookshelves; Oak curio cabinet; Empire-style table; desk; Harvest table; two-door Dutch cupboard; Oak library table; Tan recliner; metal table & 2 chairs; old bamboo wardrobe; wall cabinet; wicker chest; card table; end tables; four-drawer file cabinet; newer front load washer & dryer; refrigerator with bottom freezer; 14 c.f. chest freezer; 15 c.f. upright freezer; Martha's hand painted artwork & pottery; traveling easel; pottery supplies; electric pottery wheel (SHIMPO R.K. Whisperer); Brand New LL KILNS, single phase (model E23S-3-240); balance scales; floor lamp; wooden fruit; several new & old handmade quilts; old potato chip tin; bocce ball set; croquet set; everyday household items; soft goods; plus more.

OPEN HOUSE DATES: Saturdays, Aug. 7 & 21, from 1-3 PM. Call/Text auctioneer 717-587-8906.

BRIEF TERMS: 10% down day of auction, balance in 60 days or before. The auction is held under the terms prepared by Attorney Kling & Deibler 717-354-7700

Please visit our updated website at www.martinandrutt.com

AUCTION BY:

MARTIN & RUTT AUCTIONEERS

AY2189

John J Rutt II (717) 587-8906

Michael J. Martin (717) 371-3333

AUCTION FOR:

MYRON G. & MARTHA ANN NEWSWANGER

