



(Elk Co. Benezette/St. Marys Area)

PUBLIC AUCTION

* BEEF FARM & EQUIPMENT LIQUIDATION *



TRACT #1: 181-ACRE FARM * 6-BDRM HOUSE * BANK BARN * 2-POLE BARN

TRACT #2: 26.6-ACRE WOODED TRACT w/STREAM & ROAD FRONTAGE

2-JD 4WD TRACTORS * IH 966 * CLAAS ROUND BALER * KUBOTA RTV * ETC.

SAT. JUNE 10, 2023 @ 9-AM/Real Estate @ 1-PM



6-BR 2-BATH FARMHOUSE



FORMER DAIRY BARN

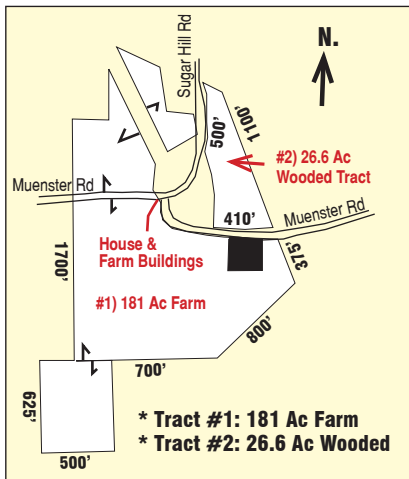


100'X40' BANK BARN

Located at 165 Muenster Rd. St. Marys, PA 15857

DIRECTIONS: In St. Marys, Pa. from S. St. Marys Street (Rt. 255) take W. Theresia Rd. ¼ mi to right on Muenster Rd. to farm on left.

REAL ESTATE: PARCEL #1 "SUGAR HILL FARM": Consists of 181-acres of farmland & grazing land; 6-bdrm 2-story farmhouse; bank barn (former dairy); 2-pole type equipment bldgs & outbuildings. Farmhouse is selling fully furnished as Airbnb ready. Main floor includes updated Birch cabinetry kitchen w/appliances; laundry; formal dining room; living room; exercise room; full bath; upper level has 6-bedrooms & full bath; 2-staircases; basement is unimproved w/gas HW furnace & water heater; public water & on-site septic; Clean & Green annual taxes approx: \$5,500. **Outbuildings:** include a 100'x40' 2-story dairy bank barn w/18'x40' addition; 3-bay garage; poultry barn & 2-bay 20'x20 shop; milk house w/cooler; 36'x60' & 36'x56' equipment pole barns; equipment shed; **CELL TOWER:** rental \$300/mo. Multiple fenced pastures w/watering tanks; pond & run-in shed; farm is ideally set up as a grass-fed beef operation; 120+level tillable acreage for grass hay. **Parcel #2:** features 26.6-acres woodland w/frontage on both Muenster & Sugar Hill Rd. Ideal custom home or cabin site; 2-streams & timber value; annual taxes approx: \$120. **ATTN:** Both tracts include **GAS & MINERAL RIGHTS!**



OPEN HOUSE: SAT. MAY 20 & 27 from 1-3 PM.
For info cal/text auctioneer @ (717) 371-3333.

TERMS: 10% down day of sale, balance in 60-days. Attorney: Gibbel Kraybill & Hess LLP (717) 291-1700.

Note: Outstanding grass-fed beef farm; ideally set for cow/calf operation or crop farm! Stately charming farmhouse offers excellent residence or Airbnb/guest house potential w/panoramic farmland/pond views! Sellers have retired from farming and are motivated to sell; great opportunity to purchase a working farm.

For photos & complete listing visit www.martinandrutt.com



181-ACRE BEEF FARM



36'X56' EQUIPMENT BLDG



36'X60' EQUIPMENT BLDG



VIEW FROM SUNROOM!

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
AY2189
Michael J. Martin (717) 371-3333
John J Rutt II (717) 587-8906



AUCTION FOR:
Thomas M. & (the late Catherine M.) Pomanti

More info on other side





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JD 4720 4WD TRACTOR



JD 5525 4WD TRACTOR



IH FARMALL 966 TRACTOR



NEW IDEA 5209 DISCBINE

TRACTORS & FARM EQUIPMENT: John Deere 4720 4WD WF DSL Cab Tractor w/400CX loader; John Deere 5525 4WD WF DSL Cab Tractor w/542 loader 4900hrs; 3-pt PTO Worksaver Bale un-wrapper; 966 IH WF DSL Cab Tractor, engine rebuilt 2021; **CLAAS 340 Rollant round baler (8-yrs NICE!)**; McHale Bale Wrapper 991TL; New Idea 5209 Discbine; Mahindra 72" Brush Mower; 2014 Kubota RTV1100 DSL; JD 350 Manure Spreader; 3-pt Puma 72" Snow Blower attachment & external hydraulic pump; 10,000GVW 16' Dump Trailer; 7,000GVW 16' Landscape Trailer; Custom Rear-Discharge Fertilizer Spreader; 3-pt PTO under-fence mower; 3-pt bale fork; pallet fork & bale spear attachments; 8'grain drill; NH 256 rol-a-bar hay rake; 7'sickle-bar trailer type mower' NH Hay Tedder; IH 540 4-btm plow; JD 5920 12' Packer; IH 10'Disc; 2-Harrows; Field Cultivator; JD iMatch Weight Box & Suitcase Weights; 3-pt PTO Fertilizer Hopper; 15+Round Grass Hay Bales; 300-gal DSL Tank on Skids; POWDER RIVER Cattle Chute System; etc.



CLAAS 340 ROLLANT BALER



KUBOTA RTV1100 DSL 4X4

TOOLS & MISC. FARM ITEMS: 725K Grasshopper Z-Turn Mower (NICE!); Pelican Kayak; 2-Lewis Back-Scratchers; Stihl MS170 Chainsaw; 10" Table Saw; 12" Chop Saw; Wrench & Socket Sets; DeWalt 20V Grease Gun; Bench Grinder; Dinner Bell; Lots of Misc. Hand & Power Tools; 30-5' Round Lifetime Tables; Werner Ladders; Feed Carts; Top-Links; Barn Pulleys; plus much more!.



STIHL MS170 CHAINSAW

TERMS: cash, PA check or credit card w/3% fee; food vendor available; small items sell from inside barn. Plan to attend this valuable farm liquidation auction!

For photos & complete listing visit www.martinandrutt.com



HEAD GATE/CATTLE CHUTE

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