



(Ephrata Area)

PUBLIC AUCTION



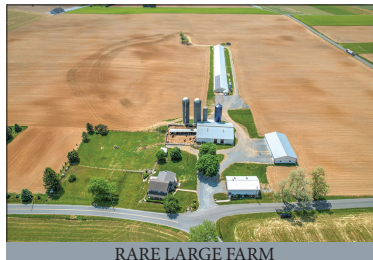
102-ACRE FARM * LEVEL PRODUCTIVE SOIL
165-HEAD BEEF LOAFING BARN * (4) SILOS & FEEDERS
500' x 44' BROILER CHICKEN HOUSE * 88' x 50' SHOP
BEAUTIFUL HISTORIC LIMESTONE FARMHOUSE w/ 5-BR
THURSDAY, AUGUST 31, 2023 @ NOON



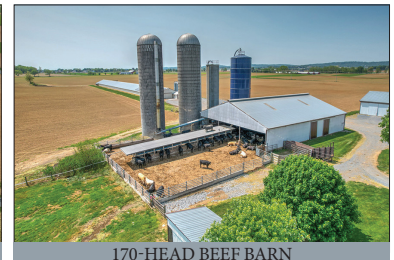
BUILDING PLACEMENT



LIMESTONE HISTORIC HOUSE



RARE LARGE FARM



170-HEAD BEEF BARN

Located at 1398 Pleasantview Rd. Ephrata Pa. 17522

DIRECTIONS: From Rt. 322 outside of Lincoln, turn NE on Hackman Rd. Go 1 mile to right turn on Spook Lane, to first buildings on the right.

HOUSE LISTING: An outstanding 102-acre beef/chicken/crop farm. Mostly square plotting, some of the best soil anywhere on the highly productive farm. Beautiful historic Limestone farmhouse dates back to 1764, has desirable 24'x 13' eat-in kitchen w/ seating area; 23'x 13' living/dining room; family room; storage room; ML laundry; mud room; 5 bedrooms; 1.5 bathrooms; beautiful stamped concrete patio; un-improved basement; oil furnace; updated windows; on-site septic..



500' BROILER HOUSE

ANIMAL BUILDINGS: Working chicken broiler house (Tyson contract) is 500'x 44' (max 29,000 birds) w/ (2) 24-ton feed bins; 30-KW solar panels; steer barn has loafing area for 165-head beef; 20'x 60' Harvestor silo (shelled corn unloader), (2) 18'x 70' concrete silos; 10'x 55' concrete solo; Rissler feed mixer; bunk feeder; 85-KW generator w/ Cummins diesel engine serves the entire farm; (2) good water wells (tied together) w/ UV lights.

STORAGE BUILDINGS: 88'x 55' steel equipment shed, 1 work bay has over-head door, concrete floor; older 60'x 30 tobacco barn transformed into vehicle garage w/ finished lower level had small business w/ office area. Clay Twp.; Ephrata S.D. This working farm is in Ag. Preserve and the Clean-Green program so taxes are only approx. \$8,000.

AUCTIONEER NOTE: Truly a rare opportunity to buy one of the last original large working farms in the area. Approx. 95-acres are tillable. Fields are basically level but the rich limestone top-soil drains very well and grows tremendous crops. Provides diverse income for financial stability. Our understanding is the farm could be split in two parcels because it is over 100-acres. Ask your Attorney to see if this would work for you if wanted/needed. This farm needs nothing and is capable to start paying for itself the first day you own it.

OPEN HOUSE: Saturdays, Aug. 5 & 12, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

BRIEF TERMS: \$300,000 down payment day of auction, balance in 75 days. This auction is held under the terms provided by Attorney Tony Schimaneck 717-299-5251. This information has been provided as a courtesy to the buyer and is believed to be accurate, however by bidding on this property the buyer agrees they are buying based only on their own information and know it is an as-is auction. Crops are reserved from the auction. Farm will be sold by the acre x 102.

Please visit our website at www.martinandrutt.com or Facebook or Instagram
FREE BBQ-CHICKEN MEAL TO THE FIRST 200 PEOPLE



SCAN TO VIEW

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



AUCTION FOR:
MICHAEL M. & PEG S. NOLT
 717-575-5444

More info on other side





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