



(Lauschtown/Fivepointville Area)



PUBLIC AUCTION

1.5-STORY HOUSE * MAIN LEVEL BR's * OPEN KITCHEN
1.73-ACRES w/ NICE YARD * 42'x 25' DETACHED GARAGE
GUNS * JOHN DEERE MOWER * TOOLS * FURNITURE
MONDAY, AUGUST 14, 2023 @ 5:00 PM * R.E. @ 6:00 PM



3-BR HOUSE & SHOP



42'X 25' GARAGE & SHOP



JOHN DEERE #130

Located at 1218 Kramer Mill Rd. Denver Pa 17517

DIRECTIONS: From Rt. 897 in Fivepointville, turn West on Fivepointville Rd., to right turn on Kramer Mill Rd., to property on the right.

LISTING DETAILS: A very clean 1.5-story house and detached buildings on 1.73-acre open & wooded lot. House is built in 1958, approx. 1,769 sq. ft. w/ a total of 2,100+ total finished; has 23'x 11.5' eat-in kitchen w/ Oak cabinetry, eat-at counter, built-in dishwasher; 23'x 14.5' living room addition w/ front door & rear patio doors to concrete patio & 24'x 12' treated wood deck; rear 20'x 11.5' family room w/ propane stove; primary 15'x 12' bedroom w/ walk-in closet & private entrance to common area full bathroom & tub shower; 11'x 11' bedroom #2 w/ closet; hall closet; 12'x 6' laundry room w/ sink & cabinetry; half bathroom. Second level has 12'x 11' bedroom #3 w/ abundant closets; walk-thru storage room w/ oversized closet. Lower level daylight on gable-end; walk-out/entrance door; 21'x 14' recreation room w/ closet & wall-to-wall carpet; propane wall mounted furnace; 17'x 6' canning & freezer room. Propane (2 500-gallon tanks) & elec. baseboard heat; some updated windows; updated vinyl siding; elec. water heater; on-site well w/ water softener & on-site septic. Outstanding secluded back-yard w/ fire pit area great for entertaining and picnics.



LARGE EAT-IN KITCHEN

DETACHED BUILDINGS: Stick-built 42'x 25' garage w/ steel exterior, includes 25'x 24' 2-car garage w/ elec. openers; rear 25'x 18' work area w/ additional overhead door, work bench, water hydrant, separate elec. panel; steps to second level storage. Another stick-built 24'x 20' detached storage garage or shop w/ steel exterior, overhead door, elec. service, water hydrant, concrete floor, work bench. Brecknock Twp.; desirable Elanco Schools; total taxes approx. 3,257.43.

OPEN HOUSE DATES: Saturdays, July 29 & Aug. 5, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

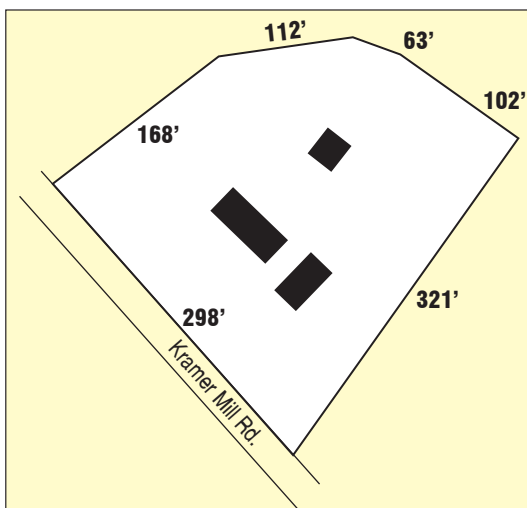
BRIEF TERMS: 10% of sold price down day of auction, balance in 45 days or before. This auction is held under the terms provided by Attorney Kling, Deibler & Glick 717-354-7700.

PERSONAL PROPERTY: Remington Arms (Browning) 12-gauge semi-auto shotgun w/ poly choke; antique SHC 12-gauge double barrel shotgun; Marlin model 60 .22 semi-auto rifle; Savage 24-V series C .222/20-gauge over/under gun; Daisy "Red Rider" BB gun; John Deere model 130 riding mower w/ catcher & 32" cut; Honda SP mower; 2700-PSI pressure washer; 21' fib. Ext. ladder; 10' fib. Step ladder; 16' alum. ext. ladder; wooden step ladder; gas lantern; ext. cords; hand tools; double sided axe (Mann); wheel barrow; tarps; firewood; small propane heater; Oak table & 6 chairs; small china closet; Hepplewhite style buffet; Queen bed & mattress; (2) nightstands; plank seat rocker; nice Tan recliner; metal shelving; more unlisted items. Be prompt, not many small items

Please visit our website @ www.martinandrutt.com or Facebook or Instagram



SCAN TO VIEW



AUCTION BY:
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AUCTION FOR:
ROGER M. & ARLENE G. MARTIN