



(E-town/Middletown Area)



PUBLIC AUCTION

**3-BDRM 2-BATH CUSTOM RANCHER w/2-CAR GARAGE * 2-ACRES!
2-BAY DETACHED POLE BARN/SHOP * 16'x24' UTILITY BARN
Z-TURN MOWER * GUNS & FISHING RODS * GOLF CART * TRAILER
TOOLS * ANTIQUES * FURNITURE * PERSONAL PROPERTY**

SATURDAY, SEPTEMBER 23, 2023 @ 9-AM/Real Estate @ 1-PM



1,912 SQ. FT. CUSTOM RANCHER



3-BDRM RANCHER W/GARAGE * 2-ACRES!



REAR DECK & ENCLOSED PORCH

Located at 1042 Locust Grove Rd. Middletown, Pa. Londonderry Twp. Dauphin Co.

DIRECTIONS: From Elizabethtown, Pa. take Rt. 230 W. to left on S. Hertzler Rd. to right on Locust Grove Rd. to property on left. OR from Middletown take Rt. 230 E. to right on S. Deodate Rd. to right on Whitman Rd. to right on Locust Grove Rd.

REAL ESTATE: Consists of a custom-built one-owner 1,912 sq. ft. 3-bedroom custom rancher w/2-car garage; detached 2-bay pole barn/shop and a utility barn on a rural 2-acre tract. Main floor features a custom Oak cabinetry kitchen w/range, microwave & fridge, pantry; dining room w/access to patio/sunroom & deck area; living room w/FP & bay window; full bath; 3-bedrooms, master suite has private full bath; breezeway & attached 2-car garage w/attic access; basement includes a 24'x30' rec room; 20'x30' utility room w/Bilco egress door; laundry hook-up & sink; 200-amp svc; on-site well & septic; central AC; electric heat; annual taxes: \$3,433.

Outbuildings: a 32'x30' one-story 2-bay heated pole barn/garage w/workshop area; a 16'x24' utility barn-woodshop w/lean-to; large level 2-acre lot borders woodland.

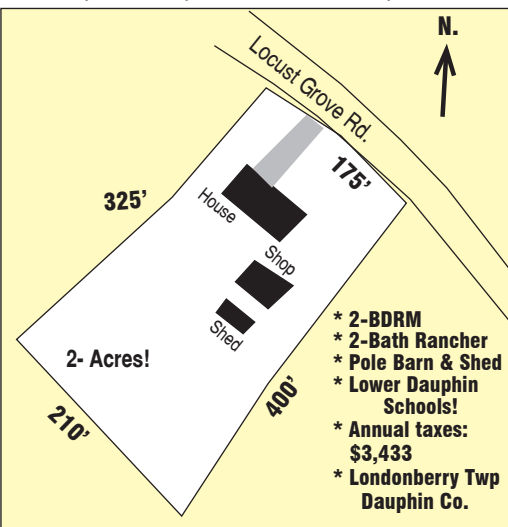
OPEN HOUSE: SAT. SEPT. 2 & 9 from 1-3 PM for appt. call/text auctioneer @ (717) 371-3333.

TERMS: 10% down day of sale, balance in 60-days. Attorney: Kling, Deibler & Glick (717) 354-7700

Note: *Inviting rural 2-acre tract offers a spacious custom rancher w/large garage; detached pole barn & woodshop ideal for the craftsman or hobby enthusiast! Large lot with lots of room for gardening or pasture! Located close to the Conewago Creek Trail & Susquehanna River boating access. Lower Dauphin Schools!*

**** OFFERING BROKER PARTICIPATION * CONTACT AUCTIONEER (717) 371-3333 ****

For Photos & Listing Visit www.martinanrutt.com



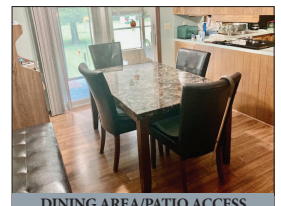
32'X30' 2-BAY POLE BARN/SHOP



CUSTOM OAK KITCHEN



LIVING ROOM W/FIREPLACE



DINING AREA/PATIO ACCESS

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



AUCTION FOR:
GLENN C. & BETTY C. BARB



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YAMAHA GOLF CART

GOLF CART & LAWN ITEMS: Yamaha gas golf cart; 10'x5' single-axle open trailer; Toro Z-Turn mower w/bagger; 14hp riding mower 42" cut; leaf cart; MTD 10hp 29" snow blower; spin-spreader; 3-Stihl chain saws; shovels; rakes; etc; nylon ropes; ext cords; live traps; 12'x18' canopy; tarps; ice chests; bird houses.



WINCHESTER 1300XRT 12-GA.



TORO Z-TURN MOWER

TOOLS & SHOP ITEMS: Craftsman 10" radial arm saw; 10" table saw; drill press; scroll saw; large tool box w/vise; bench grinder; bench vises; organizers; tool cabinets; miter chop-saw; wood clamps; levels; lots of wood working hand tools; shop vac; step ladders; air compressor; wrench & socket sets; bit sets; metal shelving; lots of tool tray lots.



RUGER 77/22 .22-RIFLE



10'X5' OPEN TRAILER

GUNS & FISHING: **Guns Not On Premises:** Winchester mod 1200 .12-ga; Remington pellet gun; BB gun; Winchester 1300XTR .12-ga; early US Springfield percussion gun; Ruger 77/22 .22 rifle w/2.5x32 scope; Savage 24V .222/.20-ga O/U w/scope; Winchester mod 70 30.06 w/3x9 scope; Western Field .20-ga pump; Winchester mod 12 .12-ga pump; .22-cal single shot rifle; Remington mod 700 7MM Mag. (NIB); **(Handguns to be Registered @ Kinsey's)** Centennial .22 9-shot revolver; Colt Trooper MKIII .357 Mag CTG revolver; Ruger .357 revolver; Smith & Wesson .22 pistol w/holster; High Standard .22 pistol; lots of misc. ammo; 20+ fishing rods; reels; tackle; gear; nets; game mounts; gun cleaning kit; hunting & trapping items; pelts.



REMINGTON #700 7MM MAG (NIB)



10HP MTD SNOW BLOWER

PERSONAL PROPERTY: Upright Freezer; Maytag washer & dryer; dorm fridge; 17-cu. ft. fridge; Weber grill; Regulator wall clock; 2-safes; SS cookware; lots of kitchen & baking items; roasters; old bottles; luggage; dbl bed & dresser; desk; bookshelf; rocker; loveseat; duck stamp prints; cedar cupboard; plus much more.



RUGER .357 REVOLVER



MAYTAG WASHER & DRYER

TERMS: CASH/PA CHECK or CREDIT CARD w/3% FEE; Food Stand Available; Sale Held Under Tent Bring A Chair.



SMITH & WESSON .22-PISTOL

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