



(Ephrata/Lincoln Area)



PUBLIC AUCTION

**79-ACRE FARM * NEWER 64'x 40' EQUIP. BARN
56-TIE STALLS, 132'X 40' DAIRY BARN * (4) SILOS
50-HEAD HEIFER BARN * 62'-MANURE PIT
HISTORIC LIMESTONE 4-BR HOUSE, MODERNIZED
SAT. OCTOBER 21, 2023 @ 9-AM * RE @ 11-AM**



BEAUTIFUL LIMESTONE HOUSE



OUTSTANDING DAIRY FARM



JD 6420 * EXCELLENT COND.



NICE FORAGE EQUIPMENT

Located at 600 Hackman Rd. Ephrata Pa. 17522

DIRECTIONS: From Rt. 322 outside of Lincoln, turn NE on Hackman Rd, go 1-mile to farm on left.

HOUSE LISTING: A stunning 79-acre dairy & crop farm w/ level fields and extremely productive soil. This very nice historic Limestone 2-story farmhouse includes a spacious eat-in kitchen w/ custom wood cabinetry built around an old stone walk-in fireplace, abundant counter space, large sink window, newer appliances; both living & family rooms; corner office w/ lots of windows & closet; laundry room; powder bathroom; rear mud room; roomy 3-car attached garage addition. Second level has 4-bedrooms; closet storage; full bathroom w/ tub shower; unimproved basement. Oil furnace radiator heat; private well & septic; updated windows; deep window sills; good roof; many upgrades thru-out; come and take a look.




NH H-7230 DISC BINE

ANIMAL BARN: A well-kept 132'X 40' dairy barn, custom built in 1979 w/ 56 tie stalls & vacuum pump to a 1,500-gallon milk tank; 52'x 40' loafing area for dry cows; approx. 6-acres of pasture; 62' round x 10' deep manure pit (200,000 gal.); (2) 20'x 60' Harvester & stave silos & (1) 17'x 50' Harvester silo for high-moisture corn; 80'x 50' historic stone bank-barn has second level storage & attached 38'x 36' loafing area for 50-head of heifers w/ 16'x 50' stave silo, pasture area; chlorine water system serves the entire farm.

STORAGE BARN: A newer 64'x 40' equipment barn has 14' high door & 1-bay workshop w/ concrete floor, elec. service; 64'x 38' equipment or crop barn has 16' drive-thru doors; oversized 1-car detached garage; old corn barn; Clay Twp.; Ephrata S. D.; farm is in Ag. Preserve; Clean/Green program lowers the taxes to \$7,982.

AUCTIONEER NOTE: This is an extremely rare opportunity to buy a turn-key dairy operation. You may look a life-time to find a more productive dairy farm anywhere. 70+ acres are tillable in some of the best soil Lancaster County has to offer. All buildings are in good condition and this historic Limestone house is immaculate. This farm has been in the Martin family for generations, now it is your opportunity to place your family's heritage in this rich soil. Come prepared to buy.

OPEN HOUSE DATES: Saturdays, Sept. 30 & Oct. 7, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

BRIEF TERMS: \$300,000.00 down payment due the day of auction. This auction is held under the terms provided by Attorney James Clark 717-464-4300. 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. **More info on other side** 

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



AUCTION FOR:
**GERALD & CAROLYN MARTIN &
GERALD & CAROLYN MARTIN**
CRUT 717-733-9371

EQUIPMENT LISTING: 2003 John Deere 6420 Tractor w/ 4x4, 6510 hours, heat/AC cab, triple remotes, par-quad transmission, good rubber, nice tractor; Case IH model 95 tractor w/ 2685 hours, (6) wheel weights, good rubber, nice tractor; IH Case International 5240 tractor w/ duel remotes, canopy roof, (6) suitcase weights, 4880 hours, good rubber, nice tractor; IH Farmall model 230 tractor w/ hydrostatic draw bar, runs good; John Deere model 7000 4-row corn planter w/ liquid fertilizer tank & row cleaners; 2015 New Holland model H-7230 disc-bine w/ steel rollers, quick attach knives; Miller Pro-5300 forage wagon w/ tandem axle & 16' box; Miller Pro-5100 forage wagon w/ 16' box; New Holland model 790 forage harvester w/ 890-W hay head, meta alert-3, also model 824 2-row corn head attachment; New Holland model 570 small baler w/ thrower & hyd. tension; John Deere model 660 side-discharge hay-rake w/ dolly wheel; New Holland model 258 side-discharge hay rake w/ dolly wheel; Case IH model 600 silage blower w/ applicator; FARMCO feed wagon w/ 24-head locks, Sitrex model 5200 4-star hay tedder w/ manual fold; John Deere 14' cultipacker w/ transport axle, AMCO 14' field disc cultivator; Winco 45-K pto generator (like new); 3-pt 7-tooth chisel plow; IH model 720 18" 4-bottom plow w/ sod turner; John Deere model 8300 grain drill w/ grass seeder 18x7"; Westfield 34' x 6" grain auger w/ transport; (3) small bale thrower wagons; John Deere 4-section spike harrow; Antique MF 2-row corn planter; 3-pt 72" scraper blade; 3-pt 72" brush mower; John Deere 12' spring harrow; 3-pt 12' cultivator; (2) gravity bins w/ good running gear; 300-ga. portable fuel tank; older 2-horse trailer (no title); single (bull) trailer; antique horse-drawn box-sled w/ original Blue paint; King Wyse 30' grain elevator; (2-sets) IH rear wheel split weights; approx. 50 large square bales of grass hay; approx.. 150 small bales of grass hay; lots more unlisted.

TOOLS & FARM ITEMS: Echo backpack blower; Stihl 029 16" chainsaw; ¾ inch socket set; large bolt bin; old feed scales; antique 24" cast iron bell; antique 15' wheel barrow style clover seeder; chicken feeders; 70-lb antique anvil; large antique water trough; Lincoln 225 stick welder; Steel welding table; several milk cans; green painted shelf; 6' water trough; 1-bottom horse plow; Pioneer adv. thermometer; antique drysink; steel pulleys; old strap hinges; hay forks; wooden ext. ladders; old feed cart; old architectural molding; hand-i-man jack; bench grinder; UV-light water treatment system (40-gallon/minute); lots more unlisted.



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

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