



(Leola Area)



# HYBRID PUBLIC AUCTION

## STATELY ALL BRICK RANCHER \* 3-BR \* ALL-SEASONS ROOM

## .61-ACRE LEVEL LOT \* 2-CAR ATTACHED GARAGE

## ANTIQUES \* COLLECTIBLES \* SPERRY N-H \* TOYS

## SAT. OCTOBER 7, 2023 @ 8:30 AM \* R.E. @ 1:00 PM



IMPRESSIVE BRICK RANCHER



REAR ALL-SEASON ROOM



ORG. JAY MCVEY PAINTING



1992 CADILLAC (44-K)

Located at 41 Hillcrest Dr. Leola Pa. 17540

**DIRECTIONS:** From Rt. 23 & Rt. 772 intersection, travel East on Rt. 23 and turn right on Hillcrest Dr. to property on the left. (Across from Veritas Academy School)

**REAL ESTATE LISTING:** A stately all brick Ranch style house w/ 3 bedrooms and attached 2-car garage on a level .61-acre level lot. House was built in 1961 by Harry Nonnenmockher; includes approx. 1,768 sq. ft. on the main level plus additional 800 sq. ft. in the basement. Main level has a wonderful floor-plan including a 20'x 12' dignified solid cherry custom kitchen w/ sub-zero frig & all appliances; sink window overlooks the front yard, open to dining area w/ rear windows; open to 20'x 13' living room w/ front bay style window, inviting working brick fireplace, built-in cabinetry; 19'x 11' formal room w/ rear triple-hung windows, hardwood flooring; 14'x 12' primary BR; 13'x 11' BR #2; 11.5'x 11' BR #3; all bedrooms have hardwood flooring & closets; laundry room w/ built-in storage; (2) full bathrooms; 18'x 16' rear all-season room w/ outside entrance; 24' deep x 21' wide attached 2-car garage; charming covered front porch; full stairway to second level storage. Basement has 43'x 28' L-shaped recreation room w/ large sitting area & built-in shelving has carpet/vinyl flooring & paneling walls; 36'x 14' storage room; updated elec. service; good roof; rear bilco door. Updated oil furnace; central A/C; public water & sewer; good roof; desirable C.V. School Dis.; Upper Leacock Twp.; total taxes approx. \$4,527.

**OPEN HOUSE DATES:** Saturdays Sept. 23 & 30, from 1-3 PM. Call/Text Auctioneer 717-587-8906

**BRIEF TERMS:** Down payment of \$45,000 down the day of auction, balance in 50 days or before. This auction is held under the terms prepared by Attorney Douglas Good from Good & Harris 717-354-4456.

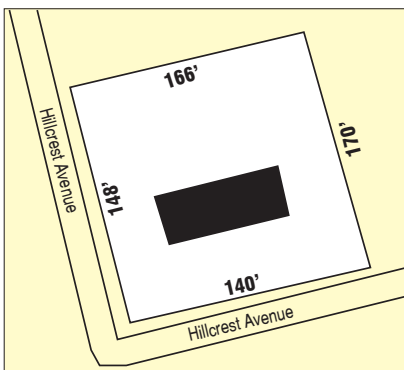
**PERSONAL PROPERTY:** 1992 Red Cadillac Seville 4-door car, 44,000 miles; Sterlingworth 5-pc. cherry bedroom suite w/ queen bed; antique oak bow glass china closet; Victorian washstand; antique dropleaf table; grandmothers' clock; 1850's high-top drysink; Masterfield cream sofa & chair; maple finish bedroom suite; antique blanket chest; waterfall cedar chest; antique dough box end table; maple 4dr. chest; beige loveseat hide-a-bed; wicker loveseat; patio lounge chairs; cream patio table & 4 chairs; hand painted hurricane lamp; lazy-boy recliner; old jelly cupboard; victor antique safe; stencil back rocker; misc. lamps; metal 2dr. file cab.; Samsonite patio set; wicker loveseat; (2) milk cans; Samsung tv; antique crocks & jugs; misc. galv. items; lots of old postcards (cartoon & local); vintage clothing; Sony sound system; genealogy books; older reading books; lots of teddy bears; lots of puzzles; world book encyclopedia set 1-20; Childcraft book set volume 1-15; copper boiler; pretzel tins; braided rugs; Cosco step stool; (2) pet carriers; assorted glassware; carnival glass; Hummel china; dehumidifier; sleds; Littlestown bench vice.

**COLLECTIBLES:** Jay McVey original oil painting; Jay McVey prints; (12+) original oil paintings by Chet Groff; Dalhart Windberg print; lots of Sperry New Holland advertising items; Ertl cars & trucks; Buddy-L dump truck; Hubley tractor; vintage children's games; tinker toys; novelty golf balls; E. Frankhouser carved birds; gold rings & nice costume jewelry; several old pocket watches; several antique quilts; vintage amber glass; old model cars; vintage baseball items; 1964 Phillies banner; 1960's Orioles team signed baseball; assorted baseball cards & photos; plastic NL team bat display bank; Dell 10-cent & 12-cent comic books; antique sports magazines; antique baseball bats; lots of baskets; plus lots more unlisted. Bring a chair and invest your day at the auction.

Please visit our website at [www.martinandrutt.com](http://www.martinandrutt.com) or Facebook or Instagram OFFERING BROKER PARTICIPATION, AGENTS MUST REGISTER BID ON REAL ESTATE FROM OUR WEBSITE 30-DAYS BEFORE THE AUCTION



SCAN TO VIEW



**AUCTION BY:**  
**MARTIN & RUTT AUCTIONEERS**  
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Michael J. Martin (717) 371-3333  
Cameron J. Rutt



AY2189

**AUCTION FOR:**  
**IRENE N. GROFF ESTATE**  
**(POA-JERRY)**