



(Clay & Lincoln Area)

PUBLIC AUCTION



**CAPE COD HOUSE w/ 3-BR * 2-CAR ATTACHED GARAGE
1.9-ACRE LEVEL * GREENHOUSES * COUNTRY LOCATION
TRACTORS * TRAILERS * 2020 CHEVY P-U * HOUSEHOLD**

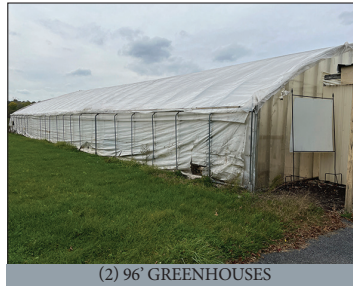
SATURDAY, MARCH 30, 2024 @ 8:30-AM * R.E. @ 1:00-PM



3-BR CAPE COD



ROOMY EAT-IN KITCHEN



(2) 96' GREENHOUSES



2020 CHEVY PICKUP

Located at 110 Rock Rd. Ephrata PA 17522

DIRECTIONS: From Lincoln, travel West on Rt. 322 to left turn on Rock Rd, to property on the right.

REAL ESTATE: A holland stone 1.5-story Cape-Cod style house (1,665 sq. ft.) w/ attached 2-car garage & greenhouses on 1.9-acre lot. House was built in 1967 and main level includes a eat-in style kitchen w/ wooden cabinetry, appliances, propane stove-top, dishwasher, wall oven, & sink window; front living room w/ bay style window; formal family room; primary bedroom w/ closet; full bathroom; practical laundry & mud room side entrance; oversized 2-car garage w/ work area; covered front & side porches. Second level includes 2 additional bedrooms; closet storage; powder bathroom. Lower level is semi-finished w/ large open area, brick fireplace; storage area; bilco door. On-site well & septic; newer water softener & filter system; electric heat & mini-split for heat/AC; updated roof; 500-gallon propane tank; Clay township; Ephrata S.D.; total taxes approx. \$5,029; a special country property.

GREEN HOUSES: Sold w/ real estate. 96'x 35' framed high tunnel greenhouse w/ auto-waterers, concrete walkways, tables for flats, roll-up sides, oil furnace; 96'x 30' framed high tunnel greenhouse w/ auto waterers, concrete walkways; tables for flats, roll-up sides, propane furnace (tank sold after RE). **Road-side produce stand/building** has small covered porch; (2) over-head doors; inside showroom w/ steel sheeting on walls, concrete floor, 12'x 6' walk-in cooler (unit needs work); macadam parking area.

VEHICLES & EQUIPMENT: Silver 2020 Chevy Silverado LT pickup w/ 4WD, full crew cab, 5.5' bed, 47-k miles (few bumps); John Deere 4300 utility tractor w/ 4WD, 3-pt. hook up, 72" belly mower deck, 1089 hours, 3 suitcase weights, runs great; Howse 68" roto tiller w/ 3pt. attach.; John Deere gator w/ 4x2, gas engine, dump bed; Walker S-18 zero-turn mower w/ 98 hours, 18-HP, grass catcher, 48" deck; Bobcat model 773 skid-steer loader w/ 6900 hours, (runs good); 2013 Black Chevy Equinox w/ 159k miles, runs but needs body work; 2013 Burkholder deck-over trailer w/ 10k GVW (needs new deck); Big-Tex 35-SA 12'x6' utility trailer w/ lay-down ramp; pallet forks w/ quick attach.; Oliver 3-pt. 2-btm plow; 14'x 12' newer run-in shed (Martin buildings); 16'x 10' dog kennel w/ outside run (older); dog whelping pen; Kubota 1635H lawn tractor w/ liquid cooled diesel engine, 4-wheel steering, 60" cut; Cub Cadet TX1045 lawn tractor w/ hydro, 20-HP, 46" cut; Ex-Mark zero-turn mower w/ 48" cut; JD LA-145 lawn tractor; Husq. Z246 zero-turn mower, as-is; Husq. YTH 24v54 zero-turn mower, as-is; JD D-140 lawn tractor w/ 48" cut, 200 hours; JD LA-150 lawn tractor (as-is); other lawn tractors as-is; Troy-bilt Pony size tiller



JOHN DEERE 4300 1,089-HRS



17' CHAPARRAL 115-HP



COLEMAN 5000-WATT



SCAN TO VIEW

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



AUCTION FOR:
ELAM B. & JOAN M. RUTT ESTATE

More info on other side



AY2189



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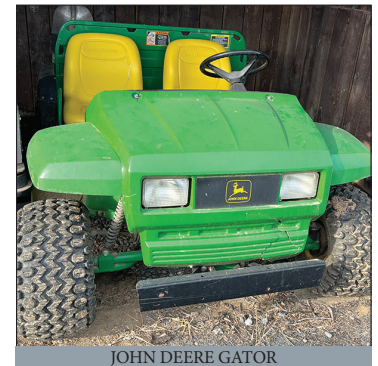
3-PT. ROTO-TILLER



STIHL CHAINSAW



BURKHOLDER TRAILER



JOHN DEERE GATOR



TRAMPOLINE



12' FISHING BOAT



12 X 6' TRAILER



EX-MARK MOWER

OPEN HOUSE DATES: Saturdays March 16 & 23, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

BRIEF TERMS: 10% of sold price down the day of auction, balance in 60-days or before. This auction is held under the terms provided by Attorney Tony Schimaneck 717-299-5251.

BOATS & GENERAL LISTING: 17' Chaparral fishing boat w/ trailer, 115 HP Mercury outboard & cover; 15' Smokercraft alum. fishing boat w/ 25HP Mercury outboard & alum. Trailer; 12' alum. John-Boat w/ trailer; 1,000-gallon fuel tank; 1,000-gallon propane tank; many quality surf rods & reels; .22 bolt action rifle (rough); .177 Gamo pellet gun; hunting clothing; Subaru 5,000-watt generator; 2500PSI elec. washer; poly-plastic play set; trampoline; newer Stihl MS180 chainsaw, Stihl trimmer; Makita 18V tools; hedge trimmers; Dewalt tools (older); wrenches; socket sets; hand tools; poly/plastic child's play set; round trampoline; solid oak 4pc. bedroom suite; 3pc. maple bedroom suite; solid oak benches; oak glider rocker; local made 2pc. hutch; oak rolltop desk; 2 sets of plank seat chairs by Horning; octagon picnic table; child's benches & rockers; folding tables; coffee table; Century buffet; bookshelves; window bench; end tables; magazine rack; upright & chest freezers; Maytag washer, Speed Queen dryer; gazing ball; outdoor settee; martin birdhouse w/ 32 holes on adj. alum. pole; Ford pedal tractor; trike (bike); kids bikes; air tire express wagon; concrete bird bath; large wind-chime; bag chairs; wooden car roller; child's barn set; porcelain dolls; lots of folding chairs; older tonka trucks; globe on ped.; quilts & soft goods; cast-iron rooster door stop; fire truck riding toy; Lincoln logs; lots of board games; set of 4 stoneware bowls; lots of kitchenware & kettles; Bible story books; Arthur Maxwell bible story books; children's books; 172-cataloged lots of cataloged books (email auctioneer for catalog johnruttssold@gmail.com); plus much more unlisted.

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

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