



(Hahnstown/Martindale Area)



# PUBLIC AUCTION

## 4-BDRM 1.5 STORY DWL w/2-CAR GARAGE \* .42-AC. LOT ANTIQUES & FURNITURE \* TOOLS \* RAM 2500 TRUCK

### SATURDAY, MAY 26, 2018 @ 9:00 AM/Real Estate @ 1PM



4-BR 1,330 SQ. FT. DWL. \* .42 AC LOT



BRICK 1.5 STY DWL W/2-CAR GARAGE



1996 RAM TRUCK 109K MILES

Located: 101 Hahnstown Rd. Ephrata, Pa. Ephrata Twp. Lancaster Co.

**DIRECTIONS:** From Ephrata, Pa. Rt. 322/222 at Turkey Hill take Hahnstown Rd. 2-mi. to property on right.

**REAL ESTATE:** consists of a 1,330 sq. ft. (1964) 4-bdrm brick dwelling w/2-car garage on a .42 ac. rural lot. Main floor features an eat-in style birch cabinetry kitchen; living rm w/picture window; office; 2-bdrms & full bath; laundry; attached 2-car garage/shop; upper level includes 2-bdrms & full bath; partially improved basement w/2nd kitchen; family rm w/FP & wood-burner insert; outside entrance; canning storage; oil HW heat & 1,000 gal tank; 200 amp svc; on-site well & septic; 2017 taxes: \$3,166; 10x14 garden shed; covered side porch & patio; macadam drive & parking area.

**OPEN HOUSE: SAT. MAY 5 & 12 from 1-3 PM for info call auctioneer @ (717) 371-3333.**

**TERMS:** 10% down day of sale, balance on or before 60 days. Attorney: Linda Kling (717) 354-7700.

**NOTE:** Well-built all brick home; insulated tilt windows; rural setting bordering farmland; only minutes to Rt. 322 & 222; desirable Ephrata area schools; motivated sellers moving to retirement home.

For photos & listing visit [www.martinandrutt.com](http://www.martinandrutt.com)

**PERSONAL PROPERTY:** early dry-sink; oak wash stand; 3-pc chip-carved bdrm suite; Mahogany light stand; 3-pc pine bdrm suite; cedar chest; waterfall wardrobe; 8-acorn back chairs; 50's chrome table; china hutch; pump organ; office desk & file cabinet w/safe; glass-front bookcase; fridge, elec & gas ranges; chest freezer; washer & dryer; exercise eq.; school desk; spinet piano; vintage mantle clock; grandfather clock; M.R. YOUNG wooden hay fork; FP & wooden toys; toy train; Winross trucks; tobacco sizing box; pie cupboard; fine china sets; antique/collectible glassware; S & P sets; 2-flatware sets; pitcher & bowl sets (nice); lots of canning jars; ice cream freezer; lots of vintage quilts; comforters; bedding & soft goods; home décor items; kitchen & baking items; etc.

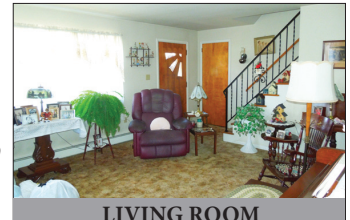
**LAWN & SHOP ITEMS:** Cub Cadet HDS 2185 riding mower; 21" trim mower; gas orchard sprayer/trailer; patio swing; step ladders; 2-AC units; truck tool box; galvanized tubs; LP heater; wrench & socket sets; bench grinder & vise; tool boxes; tool chest on wheels; lots of misc. hand & power tools; plus more not listed!

**TRUCK:** 1996 Dodge Ram 2500 Magnum V8 Laramie SLT 2WD reg. cab, red & white w/cap; 109k mi.; trailer hitch

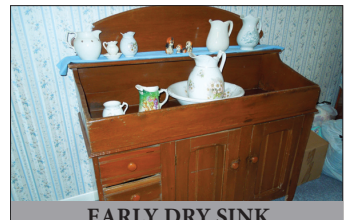
**TERMS:** Cash, PA check or credit card w/3% admin fee. Food stand; sale held under tent bring a chair. All sale day announcements take precedence over any prior ads.



CUSTOM BIRCH KITCHEN



LIVING ROOM



EARLY DRY SINK



CUB CADET MOWER

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



**AUCTION FOR:**  
IRWIN M. & ESTHER E. WEAVER  
(Lamar (717) 989-7065)