



(Parkesburg/Gap Area)



PUBLIC AUCTION

13 ACRE FARMETTE * 1.5 STORY STONE HOUSE

65'x 45' 2-STORY SHOP w/ 30'x 30' ADDITION

DETACHED 2-CAR GARAGE * POLARIS RANGER

MONDAY - OCTOBER 8, 2018, @ 6:00 PM



REAL STONE HOUSE



2-LEVEL WOODSHOP

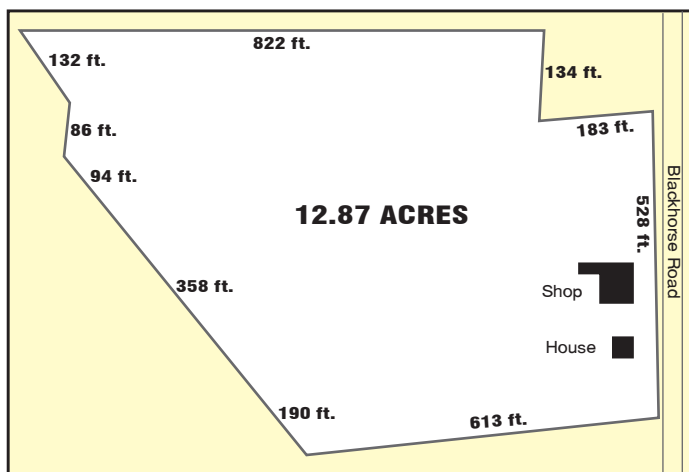


2015 POLARIS RANGER

Located at: 3848 S. Blackhorse Rd. Parkesburg Pa 19365

DIRECTIONS: From Gap Pa, travel East on Rt. 30 for 4 miles to right turn on S. Blackhorse Rd, to second property on right.

REAL ESTATE: A real stone 1.5 story dwelling has rear dormer w/ 65'x 45' 2-level woodshop & 28'x 24' detached 2 car garage on 12.87 acres of property zoned Low Density Residential. House is approx. 1,720 sq ft and has eat-in kitchen w/ wooden cabinetry painted White, kitchen pantry; living room w/ real stone fireplace, Pine plank wall & Oak hardwood flooring; family room w/ built-in corner cabinet & Oak hardwood flooring; main level laundry; (2) full bathrooms (1 w/ tile shower); (2) bedrooms w/ Oak hardwood flooring; lots of closet storage; covered front porch w/ flagstone & flagstone sidewalk; basement has concrete floor & 1-car garage; updated elec. service; oil fired H/W radiator heat; some replacement windows; West Sadsbury Twp; Octorara School District; mostly level & gentle slope (some wooded & some open); total taxes approx. \$4,587.00.



2-DETACHED BUILDINGS: Newer 65'x 45' 2-level building w/ 30'x 30' addition. Upper level is perfect set-up for woodshop w/ dust collection ductwork & air lines w/ compressor; 2 room work area; office room; all insulated; 3-phase elec.; large double doors for skids. Lower level has concrete floor & 10' ceilings; (3) 8'x 9' high overhead doors; (1) 18'x 9' high overhead door; great area for storage or easy conversion for horse stable. 30'x 30' addition w/ 16'x 10' high overhead door & 12' ceilings; stone floor. DETACHED 2-CAR GARAGE has (2) overhead doors; walk-in door; concrete block walls & concrete floor; second level storage. 2015 POLARIS RANGER w/ 570 CC-EFI; 160 MILES; CAMO COLOR; 1-OWNER; LIKE NEW.

OPEN HOUSE DATES: Saturdays Sept. 22 & 29, from 1-3 PM. Call/text auctioneer with questions at 717-587-8906

BRIEF TERMS: 10% of sold price down day of sale, balance in 60 days or before. For complete terms please call Attorney Kling & Deibler at 717-354-7700. This information is believed to be true/accurate and has been provided as a courtesy to the buyer. However, buyer is responsible to verify any & all information. Auction is held according to Attorney's terms.

For photos & listing visit www.martinandrutt.com • FREE REFRESHMENTS AT OUR AUCTION

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AUCTION FOR:
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