



(Schoeneck/Denver Area)



PUBLIC AUCTION

**7.1 ACRES * CLEAN 2-STORY HOUSE
HUGE DETACHED SHOP w/ 4 OVERHEAD DOORS
PERSONAL PROPERTY/ANTIQUES * GARAGE ITEMS
1-ACRE LAND-LOCKED WOODED LOT**

SATURDAY, JUNE 8, 2019 @ 8:30 AM / REAL ESTATE @ 1:00 PM



4 BEDROOM HOUSE



HUGE DETACHED GARAGE



1-OWNER FORD

Located at: 180-A Sandy Hill Rd. Denver Pa 17517

DIRECTIONS: From Schoeneck Rd. & Rt. 272 intersection in Ephrata, travel North on Schoeneck Rd. for 5 miles to 4-way stop sign in Schoeneck. Go straight forward on N. King St. for 1 mile and turn left on Sandy Hill Rd. Go .7 mile to property on right.

REAL ESTATE DETAILS: A very clean Holland brick 2-story house w/ 4 bedrooms & 4-car detached garage on 7.1 acre lot. House has approx. 2,810 sq. ft., plus an additional 600 sq. ft. in finished daylight basement; oversized kitchen w/ abundant Cherry wood cabinetry (by Quality Kitchen) includes appliances & eat-at counter; open to dining area w/ patio doors out to a large treated wood deck; nice living room w/ a stone waterfall & built-in cabinetry; front formal family room; main level master BR & huge walk-in closet; 3 additional bedrooms on second level; full bathroom on main level & second level; main level laundry; front foyer; finished daylight basement w/ large brick fireplace; cold cellar; storage room; utility room; oil fired H/W furnace; on-site well & septic; total property taxes are approx. \$7,539.00

DETACHED GARAGE: A 60'x 30' concrete block detached garage; has 4 overhead garage doors; concrete floor; water & electric; roomy 2-level work shop & storage area; great for storage or the car enthusiast; 24'x 12' sheep barn (poor condition) w/ sheep/pony pasture area; some wooded area; zoned Residential; W. Cocalico Twp; desirable Cocalico School District.



ROOMY CHERRY KITCHEN



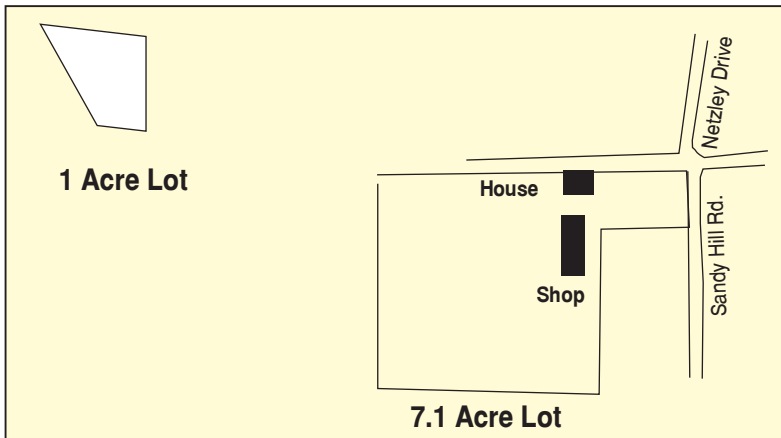
FINISHED DAYLIGHT BASEMENT

1-ACRE LOT: A 1 acre lot that is all wooded; land locked; some timber value; good hunting; small stream; zoned residential; total taxes approx. \$348.00; parcel #0907202500000; sold immediately following the house.

OPEN HOUSE DATES: Saturdays May 25 & June 1, from 1-3 PM. Call/Text auctioneer with questions at 717-587-8906.

BRIEF TERMS: 10% of sold price down day of auction, balance in 60 days. For complete terms please call Attorney Tony Schimaneck at 717-299-5251. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however buyer is responsible to verify all information and is buying the property according to the terms of the Attorney.

Please visit our website at www.martinandrutt.com



AUCTION BY:
MARTIN & RUTT AUCTIONEERS

AY2189

John J Rutt II (717) 587-8906

Michael J. Martin (717) 371-3333



AUCTION FOR:
JOHN B. & MARY ANN MARTIN



(Schoeneck/Denver Area)



PUBLIC AUCTION

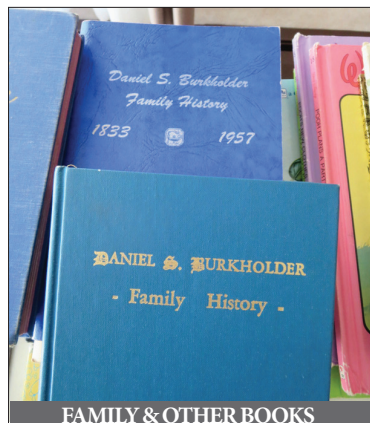
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Located at: 180-A Sandy Hill Rd. Denver Pa 17517



NICE TOOLS



FAMILY & OTHER BOOKS



GOOD GUNS

PERSONAL PROPERTY: Remington #7600, .270 rifle w/ 3x9 Redfield scope; Remington #1100, 12 ga. semi-automatic w/ 3x9 Bushnell scope; Savage .30-.30 rifle w/ 4x12 Deerfield scope; mounted Bear foot lamp; misc. Elk & Whitetail antlers; nice fishing rods & reels; large fishing lures; antique oak telephone (works); extension table w/ 8 boards; (6) Horning plank seat chairs; tan vibrating recliner; misc. upholstered chairs; Robert Whitcraft wooden lock & hammer; lamps; end tables; projector and screen; oversized wind chime; misc. pictures; assorted pocket knives; W. German collector plates; water glasses; misc. glassware; Elgin pocket watch; Washington vase Ironstone plate; electric frying pan; (20) newer collector dolls; kitchen appliances; harmonicas; vegetable bowls; animal banks; old bank bags; nice tablecloths; dresser scarves; misc. soft goods; canner; puzzles & games; Tupperware; lots of misc. Christian books; Daniel S. Burkholder family books; Bible commentaries; wildlife books; hog scalding trough; corn sheller; parlor coal stove; chicken coop; old wooden egg crate; mid-1800's wood table; egg basket; wooden apple barrel; Dayton food scale; nail keg barrels; tobacco lathe; rough cut lumber (cedar and cypress); misc. unlisted items.



DOLL COLLECTION



WOODEN CARVINGS



COUNTRY ANTIQUES

GARAGE ITEMS & TOOLS: 1984 Ford LTD car w/ 83,000 original miles (one owner); Troy-Bilt Pony tiller; 3100 PSI pressure washer; Simplicity 16-hp riding mower w/ 44" cut & bagger; MTD chipper/shredder; Briggs lawn edger; older orchard sprayer; 1960's Schwinn girls bike; vintage bike; pony pedal cart; Echo CS-300 chainsaw; new Makita 18v lithium 3/8 drill; new Makita circular saw; Skil saw; Ryobi blower/vac; ext. cords; shop vac; live trap; alum. step ladders; hardware; wrenches & small tools; Delta drill press; hand tools; Jackson wheel barrow; Agway lawn sweeper; misc. unlisted items.

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AUCTION UNDER TENT & FOOD STAND

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