



(Farmersville/Hinkletown Area)



# PUBLIC AUCTION

**3 BEDROOM BRICK RANCHER & DETACHED SHOP**  
**1.26 LEVEL ACRES IN COUNTRY \* PERSONAL PROPERTY**

**SATURDAY, AUGUST 17, 2019 @ 8:30 AM - R.E. @ 1 PM**



RANCHER IN COUNTRY



REAR BRICK PATIO



36' X 20' DETACHED SHOP

**Located at: 224 Cider Mill Rd. Ephrata Pa. 17522**

**DIRECTIONS:** From Rt. 322 approx. 1 mile East of Ephrata, turn South on Cabin Rd. (turns into Conestoga Creek Rd.) to stop sign. Turn right on Cider Mill Rd. to second property on right.

**REAL ESTATE DETAILS:** A wonderful all brick Rancher & detached shop on level 1.26 acre lot in the country. House was built in 1969 and has 2,067 sq. ft. w/ impressive solid Cherry kitchen, abundant cabinetry, eat-at counter; open to dining area; large living room w/ front Bay window; rec. room or office; parlor room; 3 bedrooms all w/ closets; 2 full bathrooms; large mud room/ laundry area w/ sink; 2 car attached garage; brick rear patio; flagstone side porch; finished full basement w/ brick fireplace; on-site well & septic; elec. heat pump; coal stove; central A/C (2017); water softener; insulated windows; utility room. 36'x 20' DETACHED BRICK GARAGE has 9' high & 10' wide overhead door; concrete floor; insulated with heat; water; electric; storage area. West Earl Twp. desirable CV School District; zoned Residential; total taxes are approx. \$5,031.00



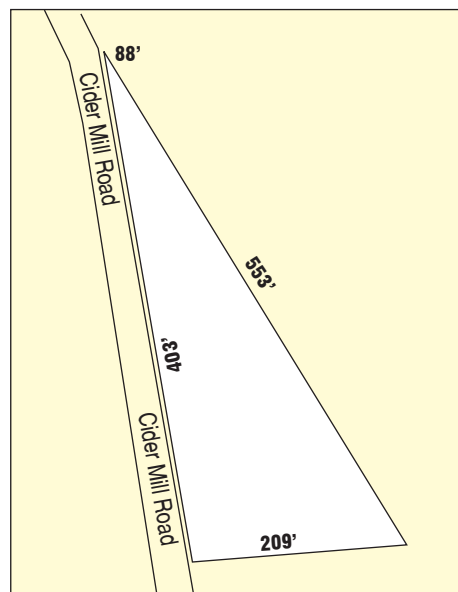
SOLID CHERRY KITCHEN

**OPEN HOUSE DATES:** Saturdays Aug. 3 & 10, from 1-3 PM. Call/Text auctioneers for additional details at 717-587-8906

**BRIEF TERMS:** 10% down day of auction, balance in 60 days or before. For complete terms please call Attorney Dennis Hartranft Jr. 717-738-2626. This information is believed to be true/accurate, however buyer is responsible to verify any/all information. Auction is held under the terms of the Attorney.

**Please visit our updated website at [www.martinandrutt.com](http://www.martinandrutt.com)**

**PERSONAL PROPERTY  
REVERSE SIDE** ➔



**AUCTION BY:**  
**MARTIN & RUTT AUCTIONEERS**

**AY2189**

**John J Rutt II (717) 587-8906**

**Michael J. Martin (717) 371-3333**



**AUCTION FOR:**  
**RAYMOND M. & GLADYS L. HOOVER**  
**(ESTATE)**



(Farmersville/Hinkletown Area)



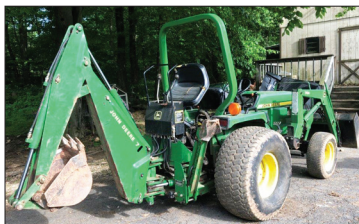
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JD 2210 W/ FRONT LOADER



JD 955 W/ BACKHOE



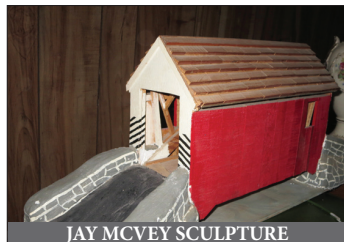
LIKE NEW SNOW BLOWER



1998 MERCURY



NICE GUNS



JAY MCVEY SCULPTURE



NICE CEDAR CHEST



ANTIQUE ICE BOX



SOLID BEDROOM SUITE

**TOOLS/GARAGE ITEMS:** John Deere 2210 Tractor w/ 210 front end loader, 62" belly mower deck, 3 pt. hook-up, 4x4, diesel, hydrostatic, 630 hrs, & Curtis cab; John Deere 955 Tractor w/ front end loader, 7 series back-hoe, 4x4, diesel, 1,500 hrs; John Deere F-525 Zero-turn mower w/ 1,618 hrs; 1998 Mercury Grand Marquis car w/ 100,000 mi., loaded, runs good; 10'x 6.5' tandem axel deck-over trailer; Simplicity 10 HP Snow-blower; Honda HRB-216TXA lawn mower; Echo blower PB-250LN; Echo trimmer SRM-225; Stihl chainsaw MS-210C; Split-Fire #255 log-splitter w/ Honda engine; Craftsman air compressor; orchard sprayer w/ 3HP engine; mechanic tool chest & tools; logging chain; vintage Schwinn bike; Schwinn Air-Dyne; double rack chicken BBQ Pit; Etter full-size water pump; pitcher pump; double trees; hand tools; plus more unlisted.

**PERSONAL PROPERTY:** Remington #760 .270 Rifle; Remington #870 12 gauge Wing-master Shotgun; .300 Winchester Savage Rifle; old BB gun; Walnut Victorian marble top dresser & washstand; 4 pc. solid Cherry bedroom suite; antique Oak icebox; dovetail blanket chest; (6) plank seat chairs by Horning; Table w/ 11 boards by Horning; 3 pc. cherry entertainment center; Antique brass bed; Green painted jelly cupboard; sectional bookcase; child's roll-top desk; Pool table; Foos-Ball table; quilt rack; Jay McVey handmade model covered bridge; card table & chairs; Bosch front load Washer & Dryer; (4) old quilts; (12+) new handmade quilts; dolies & dresser scarves; Hummel spice set; paint decorated milk can; old wooden barrel; crocks; Green canning jars; lots of old books; old records; Cook books; Longenberger baskets; Stainless steel flatware; several cast iron pans; old Transfer china; Blue Willow china; old china plates; lots of Princess House glassware; oil lamps; elec. room heater; more unlisted.

**ORDER OF AUCTION:** Starting with household items; garage items approx. 11:15; tractors & car approx. 12:30; real estate at 1:00; furniture last.

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REAL ESTATE ON REVERSE SIDE



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