



(Farmersville/Brownstown Area)

PUBLIC AUCTION

2-STORY HOUSE * 4 BR * HUGE KITCHEN

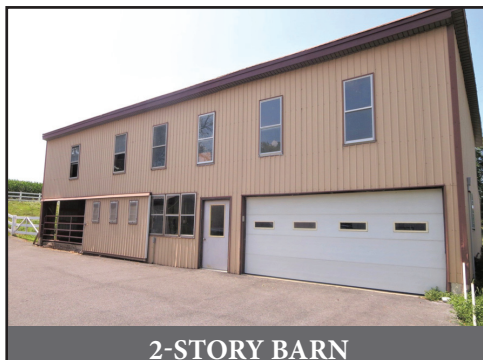
3.1 ACRE * PASTURE * DETACHED SHOP

BARN FOR HEIFERS & ANIMALS * NICE AREA

TUESDAY, SEPTEMBER 10, 2019 @ 6:00 PM



4-BR COLONIAL



2-STORY BARN

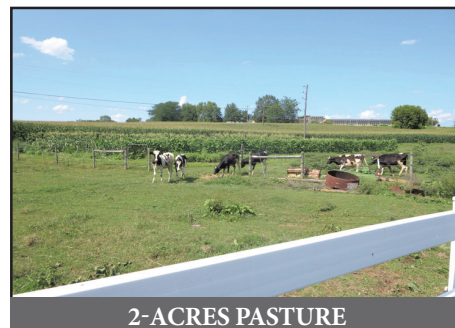


GARAGE W/ HORSE STALL

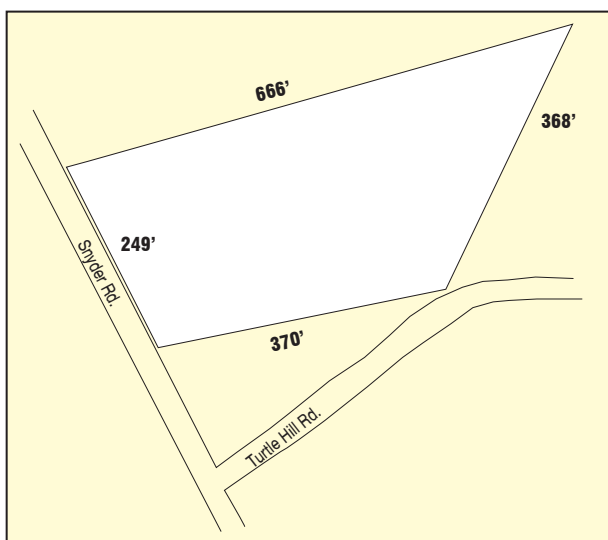
Located at: 215 Turtle Hill Rd., Leola Pa. 17540

DIRECTIONS: From 4-way intersection in Farmersville, travel North on N. Farmersville Rd, Cross over bridge and turn left on Turtle Hill Rd., stay right at T-intersection to first property on right.

REAL ESTATE DETAILS: A clean 2-story house w/ animal barn & detached shop on 3.09 acres (approx. 2 acres in pasture). House has approx. 2,518 sq. ft.; huge eat-in kitchen w/ solid Oak custom cabinetry, & sitting area; walk-in pantry; living room; family room; parlor or 5th bedroom (main level); nice hobby room w/ abundant cabinetry & large counter; rear mud room & sink; full bathroom on each level; 4 bedrooms upstairs (1 large master); attached oversized 1-car garage w/ storage area; main level laundry; updated insulated walls; updated windows & siding; on-site well w/ new pump (also has public water); septic system (Bio-gator); updated 200 amp electric; oil or coal fired hot water heat baseboard.



2-ACRES PASTURE



OUTBUILDINGS: 2-level building has run-in area for heifers/sheep, (approx. 2 acres of pasture; second level chicken house or storage. Detached garage has horse stalls w/ concrete floor. (4) total overhead doors w/ openers; West Earl Twp.; desirable CV School District; total taxes approx. \$4,778.00.

OPEN HOUSE DATES: Saturdays,
Aug. 24 & 31, from 1-3 PM. Call/Text
Auctioneer at 717-587-8906.

BRIEF TERMS: 10% down day of auction, balance in 60 days or before. 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 any/all information and by bidding on the property knows he/she is buying the property according to the terms of the Attorney.

Please visit our website at www.martinandrutt.com
FREE REFRESHMENTS AT OUR AUCTION



HUGE EAT-IN KITCHEN

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



AUCTION FOR:
C. GLENN & JOYCE Z. WEAVER