



(Brickerville/Lititz Area)



# PUBLIC AUCTION

## 2.5 STORY FARM HOUSE w/3-BDRMS & 1.5 BATHS \* 2.81-ACRES! 2 & 3-CAR GARAGES \* OUTSTANDING RURAL PROPERTY!

### THURS., SEPTEMBER 5, 2019 @ 6:30 PM



3-BDRM 1,600 SQ. FT. FARMHOUSE



STONE VENEER DWELLING \* 2.81 ACRES!



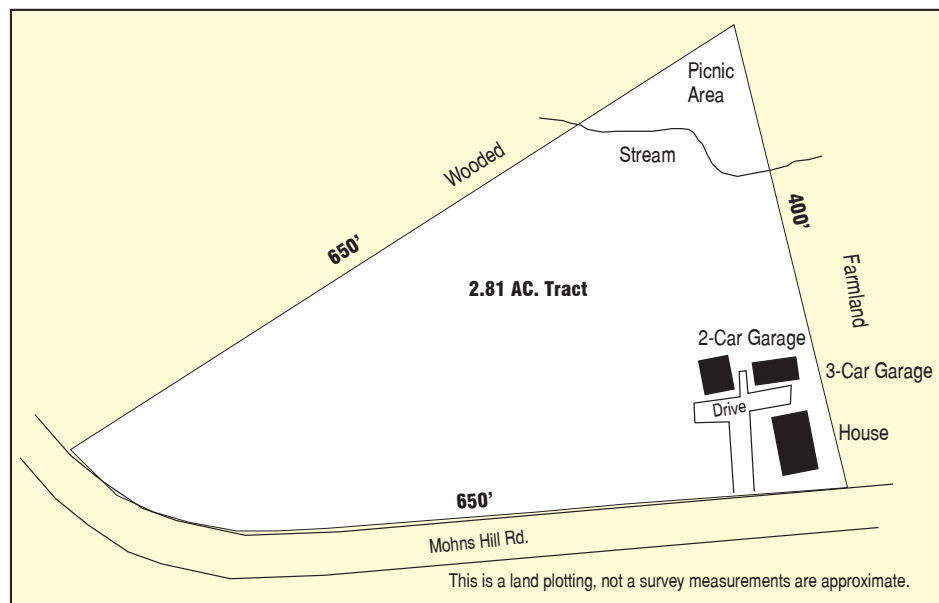
3-BAY GARAGE W/KENNEL

Located at 613 Mohns Hill Rd. Sinking Spring (Reading) PA 19608 Spring Twp. Berks Co. Wilson SD

**DIRECTIONS:** From Ephrata Rt. 222 N. to Gouglersville exit, turn left onto Mohns Hill Rd. go .70-mi to property on right.

**REAL ESTATE:** features an outstanding rural property w/a 1,600 sq. ft. 3-bdrm stone veneer 2.5 story farm house & 2-garages. Main floor includes a 22'x16' custom cabinetry eat-in style kitchen w/appliances & dining area; pantry; 19'x17' living room; mud room w/laundry tub, laundry & ½ bath; 13'x6' covered porch. 2nd floor has 3-bedrooms, office w/built-in desk & shelves; full bath; 13'x6' private balcony; walk-up attic storage. Basement w/shower; canning storage; Bilco door exit; oil forced air heat pump & central AC; zoned RHA; on site well & septic; annual taxes approx. \$4,100. **Outbuildings:** a 25'x33' 1.5 story 3-bay garage w/openers; 2nd floor storage; attached 5-pen dog kennel; a 19'x42' 2-car garage w/woodstove heated workshop; auto-opener; work bench & shelving; 2nd floor storage; water to each garage; level macadam driveway.

**OPEN HOUSE: SAT. AUGUST 17 & 24 from 1-3 PM for info call auctioneer @ (717) 371-3333**



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

**NOTE:** Truly a stunning well maintained rural property! Home has insulated windows & good asphalt shingle roof; tasteful décor throughout; absolute move-in ready home! Grounds are immaculately groomed w/perennial beds & mature shade; small stream & charming picnic grove; large yard or pasture area; borders farmland & woods; easy access to Rt.222 & turnpike!

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



2-CAR GARAGE & SHOP



PERENNIAL GARDENS & STREAM



19'X17' LIVING ROOM



CUSTOM CABINETRY KITCHEN

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



**AUCTION FOR:**  
**JORDAN B. & SHIRLEEN R. WEAVER**