



(Talmage/Brownstown Area)

PUBLIC AUCTION



**2.5-STORY HOUSE * 4-BR * HUGE KITCHEN * CLEAN
.52 LEVEL ACRES * HORSE BARN/SHOP * NICE
PERSONAL PROPERTY * TOOLS * TRACTOR
THURSDAY, OCTOBER 3, 2019 @ 4:00 PM * R.E. @ 6:00 PM**



COLONIAL W/ 4 BEDROOMS



46'X 32' DETACHED SHOP



JD MODEL 400 TRACTOR

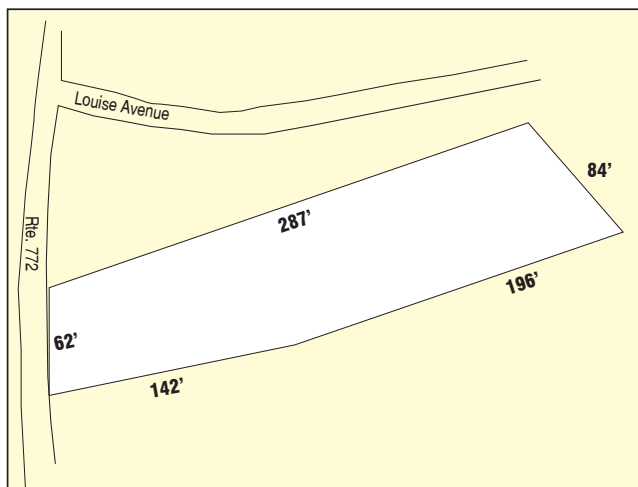
Located at: 215 S. State St. Leola (Talmage) Pa.

DIRECTIONS: From Brownstown, travel South on Rt. 772 for ½ mile to property on left.

REAL ESTATE DETAILS: A 2.5-story Colonial house w/ 4 bedrooms & large detached shop/horse barn on level .52-acre lot. House has approx. 2,592 sq. ft.; huge eat-in kitchen w/ abundant custom Maple cabinetry & all kitchen appliances; family room w/ brick fireplace; main level laundry & laundry shoot; 4 total bedrooms (1 has half master bath & master closet); a full bathroom on each level; mud room; front porch; large rear wooden deck; public water & sewer; oil fired H/W radiator heat & wood stove; water softener; house is clean and ready to move in; concrete block 46'x 32' detached garage or horse barn w/ hip-roof; (2) 8' x 9' overhead doors w/ openers; second level storage or wood shop; has water & electric; nice veg. garden; swing set & play area; desirable West Earl Twp.; close to CV schools; total taxes are approx. \$3,654.00; West Earl Township Park is almost in the back yard.

OPEN HOUSE DATES: Saturdays, Sept. 21 & 28, from 1-3 PM. Call/Text auctioneer at 717-587-8906.

BRIEF TERMS: 10% down day of auction, balance in 45 days. For complete terms please call Attorney R. Douglas Good at 717-354-4456. This information has been provided as a courtesy to the buyer and is believed to be true and accurate, however buyer is responsible to verify any/all information and is buying the property according to the terms of the Attorney.



PERSONAL PROPERTY: John Deere model 400 tractor w/ 1,400 hrs; 54" snow blade; 48" 3 pt. tiller; belly mower deck; John Deere model 65 riding mower; Brinly 1-btm 3 pt. plow; older Allis Chalmers model 549 fork-lift; Lincoln 225 welder; table saw; drill press; hand turn seeder; approx. 2 cords firewood (stored inside); hand tools; small tools; 2 double beds; Oak sideboard; cedar chests; Walnut china closet; antique jelly-cupboard; 5 cane seat chairs; elec. clothes dryer; many Hess trucks (boxes); old local calendars; old marble game; misc. glassware; household items; old buggy blanket; misc. unlisted items.

Please visit our updated 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:
ELI B. & LYDIA G. SHIRK