



(Fivepointville/Bowmansville Area)



PUBLIC AUCTION

11.7 ACRE FARM * LUXURIOUS FARM HOUSE
LARGE BARN & OUT-BUILDINGS * MUST SEE
STUNNING PROPERTY * COUNTRY SETTING
SATURDAY, SEPTEMBER 12, 2020 @ 10:00 AM



FARM ENTRANCE



STREET VIEW



FRONT PORCH



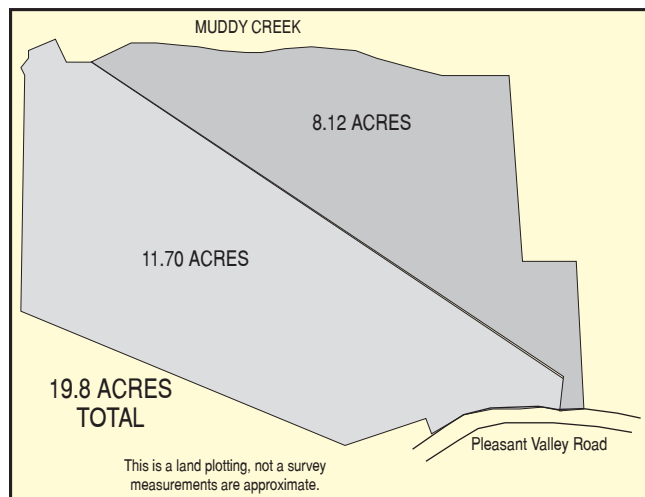
CONCRETE PATIO

Located at 342 Pleasant Valley Rd. East Earl Pa. 17519

DIRECTIONS: From the Five-Way stop signs in Fivepointville, travel East on Pleasant Valley Rd. for 1 mile to property on left.

REAL ESTATE: This is one of the most impressive real estate properties we have ever offered. A 11.7 acre farm with a completely restored Sand-Stone house w/ 4,650 sq. ft. & large bank barn & other out-buildings. Main level of house includes a spectacular eat-in kitchen w/ abundant hardwood custom cabinetry, Granite tops, eat-at counter, (2) sink islands, Oak & tile flooring, lots of natural lighting, Stainless appliances, large walk-in pantry; open to dining area, open to sitting area w/ impressive real sandstone fireplace; sitting area w/ 12' windows for growing plants; a superb side entrance foyer w/ greeting area & 18' real stone wall; wonderful front family room w/ fireplace, built-in cabinet, deep window sills, & wainscoting; office room w/ exposed wooden flooring; sewing room or 5th bedroom w/ exposed wooden flooring; powder bathroom. Second level has a prominent master bedroom w/ real sandstone Elec. fireplace, sitting area, oversized walk-in closet, full master bathroom w/ jacuzzi tub & tile work, sink w/ lots of counter space & shower stall; 3 additional bedrooms all w/ closets; full common bathroom; large sitting area w/ spindle wood work overlooking the side foyer entrance; large laundry room w/ space for ironing & hanging clothing; recreation room. Daylight basement has roomy 2-car garage; majestic second kitchen w/ lots of cabinetry open to large dining area; huge living room for entertaining; grand double-door closet storage room; half bathroom & shower room. Both main & second level have large covered balconies; Geothermal heat in floor & oil hot water heat; Geothermal central A/C w/ multiple zones; side concrete patio area; side treated wood deck; charming covered front porch; on-site well; public sewer; Brecknock Twp.; Eastern Lanc. School District; total tax bill only \$4,21200.

AUCTIONEER NOTES: Huge older bank barn has new steel exterior, room for horses, room for cattle, old milk house, large storage area; older silo; approx. 7 acres of pasture w/ high tensile wire fence; detached 2 car garage; charming sandstone spring house; camping area down by the "Muddy Creek"; huge side yard; 1-bedroom efficiency apartment for family members. This property needs to be seen and walked on to be appreciated.



DEED RESTRICTION: This property available for auction is 19.8 acres. However, 8.1 acres of the land to be conveyed is subject to an existing Easement Agreement (the terms of which are made as a part of the conditions of sale) with the adjacent property owner for the next approx. 182 years. The buyer shall have 11.70 acres available for use. The adjacent property owner can never build on the 8.1 acres that is the subject of this Easement Agreement. Call Auctioneer or Attorney for details, or a copy of this agreement.

OPEN HOUSE: Saturdays, Aug. 22, 29 & Sept. 5 from 1-3 PM. Call/Text auctioneer at 717-587-8906.

REAL ESTATE TERMS: 5% down day of auction, balance in 75 days. For complete terms please call Attorney Tim Shawaryn at 717-568-8511. Auction is held under the terms of the Attorney.

PERSONAL PROPERTY: Rock Maple bedroom suite; Cushman maple dresser & mirror; roll top desk; recliner; large wood storage cabinet; round end table; window seat w/ cushion; upright piano; old tobacco bench; bean chair & hassock; solid Oak table & 8 chairs; Maple table & 8 chairs; Moosehead Maple table & 4 chairs; loveseat; wicker loveseat & chair; magazine rack, metal bird cage; pillows & bedding; 2 wooden ships; 2 single beds; step ladder; folding chairs; sleeping bag; croquet set; backpack sprayer; LP gas deep fryer; new 50 gal. water heater; brick pavers; Makita saw & drill; chicken incubators; bike; 10'x 8' farm trailer; PVC rail fence; old barn lumber; tin roofing; Troy-bilt tiller parts; household items; misc. books; more unlisted items.

Please visit our updated website at www.martinandrutt.com for pictures.

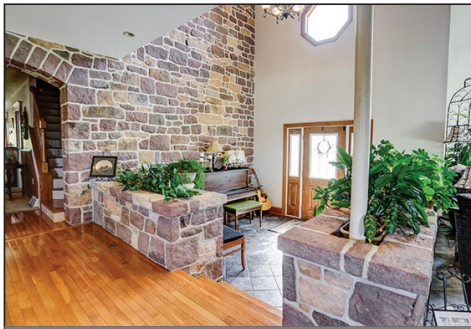
AUCTION BY:
MARTIN & RUTT AUCTIONEERS
AY2189
John J Rutt II (717) 587-8906
Michael J. Martin (717) 371-3333



AUCTION FOR:
NORMAN LEMAR & MARION HAHN



7+ ACRES OF PASTURE



FORMAL SIDE ENTRANCE



KITCHEN & SITTING AREA



LIVING ROOM FIREPLACE



MASTER BEDROOM FIREPLACE



LOWER LEVEL KITCHEN



SIDE FOYER WALL



KITCHEN/DINING AREA



KITCHEN & SIDE WINDOWS



VIEW FROM SIDE YARD



STORAGE IN BANK BARN



VIEW FROM DECK



BUILDING PLACEMENT



NEW STEEL ON BARN



SURROUNDING AREA

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