



(Newmanstown & Richland Area)



# PUBLIC AUCTION

## 22.6 ACRE FARM \* PASTURE & TILLABLE LAND

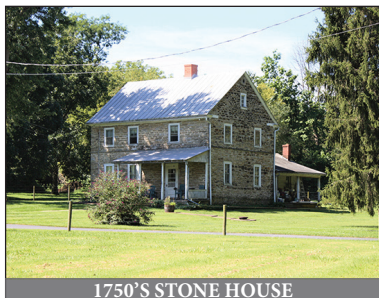
## 4-BR \* 1750's LIMESTONE FARMHOUSE & BANK BARN

## ARCO 4x4 TRACTOR w/ LOADER \* EQUIPMENT \* ANTIQUES

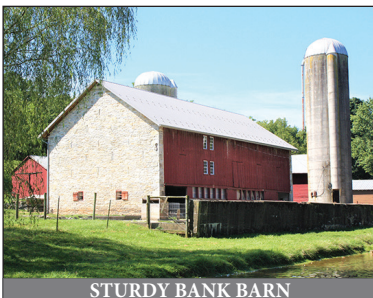
## THURSDAY, OCTOBER 29, 2020 @ 4:00 PM \* R.E. @ 5:00 PM



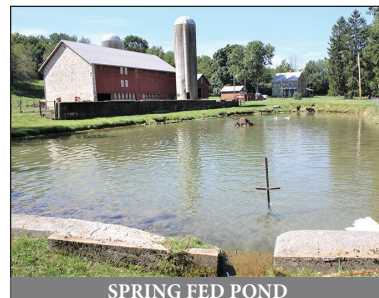
SHOWS BUILDING PLACEMENT



1750'S STONE HOUSE



STURDY BANK BARN



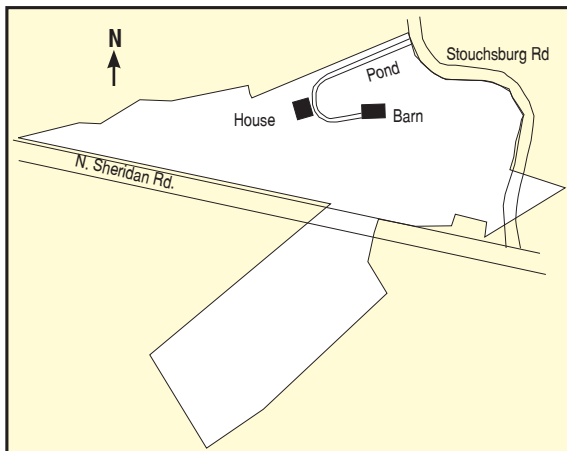
SPRING FED POND

Located at 7 Stouchsburg Rd. Newmanstown Pa. 17073

**DIRECTIONS:** From Rt. 419 on the West side of Newmanstown, turn North on N. Fort Zellers Rd. for 1 mile to stop sign. Go straight (thru tunnel) on Furnace Rd., to first left turn on Stouchsburg Rd., to first property on left.

**REAL ESTATE:** A wonderful 22.6 acre farm with secluded setting. You turn off a low traffic country road onto the driveway, past a small pond, to buildings nestled back in a private setting. An all Limestone farmhouse was built in the mid 1700's, has approx. 1,960 sq. ft.; large eat-in kitchen w/ abundant updated Oak cabinetry & walk-in stone fireplace (now has cabinet storage); large living room; storage room; roomy main level laundry; summer kitchen; main level full bathroom; covered front & side porch. Second level has 4 bedrooms; half bathroom; original plank flooring & banister; unimproved basement. Deep window sills thru-out; good metal roof; on-site well & septic; newer water treatment system & filter; updated oil fired furnace, H/W baseboard heat.

**BARN & BUILDING DETAILS:** Huge 1700's bank barn w/ repointed stone wall all the way to the peak (back was sprayed with shotcrete); barn has newer metal roof (2014) & sheep/horse shelter in bottom level; approx. 7 acres enclosed with high tensile fencing; spring fed pond; large 1-car garage; 2 equipment barns; corn barn; 2 concrete silos; Clean/Green program; Millcreek Twp.; E. Leb. Co. School District; reasonable annual taxes approx. \$3,714.31. This property has an easement right-of-way for the railroad. A large stone private tunnel gives access to the land on the other side of this easement.



**OPEN HOUSE: Saturdays, Oct. 10, 17, from 1-3 PM. Call/Text Auctioneer at 717-587-8906.**

**REAL ESTATE TERMS:** 10% of sold price down day of auction, balance in 60 days or before. For complete terms please call Attorney Paul A. Lundberg at 717-273-3733. This information has been provided as a courtesy to the buyer and is believed to be true/accurate. However, the buyer is responsible to verify any/all information and is buying this property under the terms of the Attorney.

**Please visit our updated website at [www.martinandrutt.com](http://www.martinandrutt.com)  
OFFERING BROKER PARTICIPATION, AGENTS MUST REGISTER**

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



**AUCTION FOR:**  
**EVA T. BENNETCH ESTATE**  
**Personal Property**  
**Listing on Back**



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## 22.6 ACRE FARM \* PASTURE & TILLABLE LAND

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EAT-IN KITCHEN



REAL STONE CONSTRUCTION



DEEP WINDOW SILLS



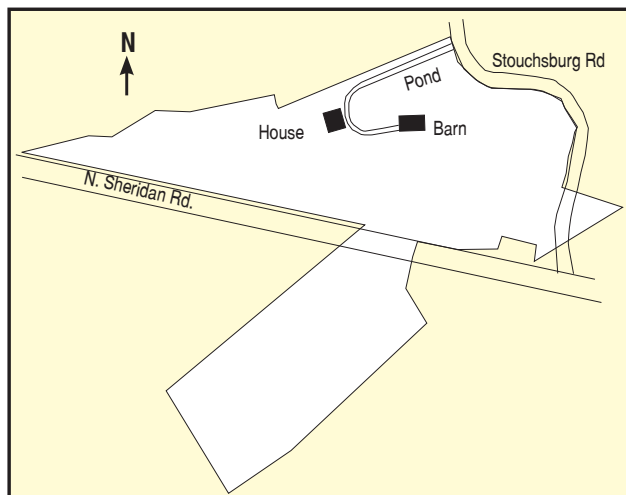
1 OF 2 OUTBUILDINGS

Located at 7 Stouchsburg Rd. Newmanstown Pa. 17073

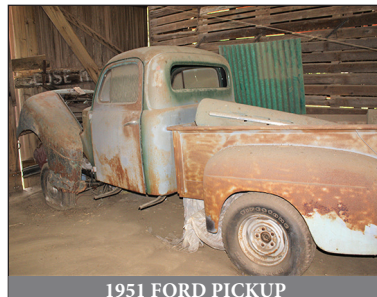
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**PERSONAL PROPERTY LISTING:** A very nice ARCO model ST-34A tractor w/ 4x4, 34 HP, 3-pt hook-up, model SL-46 front loader attachment w/ bucket, hydrostatic, only 900 hours; "Bush Hog" SQ-172 brush mower 72" (3-pt.); 1951 Ford pick-up truck in parts (barn find); 1950's ground drive manure spreader; corn sheller; fiberglass canoe; older port. concrete mixer; household items; hand tools; barn items; misc. unlisted items.

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



APPROX. 7 ACRE PASTURE



1951 FORD PICKUP



ARCO 4X4, 34 HP TRACTOR



ALL LIMESTONE HOUSE

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EVA T. BENNETCH ESTATE

Real Estate Listing  
on Front

