



(Big Valley/Mill Creek Area)



# PUBLIC AUCTION

**3-BDRM, 2-BATH CABIN/HOME \* NEW 2-STALL HORSE BARN**  
**7.23 AC. TRACT \* PASTURE/FOOD PLOT AREA, BALANCE WOODED!**  
**PRIVATE HUNTING/VACATION CABIN or YEAR ROUND DWELLING!**  
**FRIDAY, OCTOBER 9, 2020 @ 6-PM**



3-BR, 2-BA, 1-STORY DWELLING



CABIN OR HOME ON 7.23 ACRES!



NEW 32'X40' 2-STALL HORSE BARN

Located at 10881 Reitz Ln. Mill Creek, Pa. 17060 Brady Twp. Huntingdon Co.

**DIRECTIONS:** From Harrisburg take Rt. 322 W. to Reedsville/Belleville exit take Rt. 655 S. 20-mi. to property on left.

**REAL ESTATE:** consists of a (1968) 3-bdrm, 2-bath one-story residence; a new 2-stall 2-story horse barn & storage sheds situated on 7.23 acres. Main floor of original dwelling includes a mud room/covered porch; eat-in style kitchen w/pine cabinetry & wood stove; 10'x12' family room; 2-bedrooms & bath; newer addition includes an 18'x32' rustic great room w/exposed beam ceiling, pine wood flooring & large stone fireplace w/wood-burning insert; master bdrm w/private balcony & full bath; 18'x12' covered rear deck. Lower level daylight basement includes a 32'x18' storage/canning area; utility room w/water heater; 100-amp svc, currently disconnected, could easily be connected; on-site well & septic. Annual taxes approx.: \$1,200. **Outbuildings:** include a new 32'x40' 2-stall Amish horse barn w/carriage bay & upper level hay storage; 2-frame storage sheds.



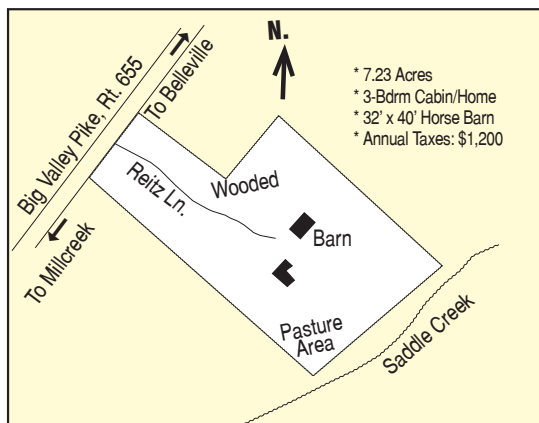
PINE CABINETRY KITCHEN



STONE FP IN 18'X32' GREAT ROOM



MASTER BEDROOM & BATH



\* 7.23 Acres  
 \* 3-Bdrm Cabin/Home  
 \* 32' x 40' Horse Barn  
 \* Annual Taxes: \$1,200

**OPEN HOUSE: SAT. SEPT. 19 & 26 from 1-3 pm for info**  
**call auctioneer @ (717) 371-3333.**

**TERMS:** 10% down day of sale, balance on or before 60-days. **Attorney:** Dick Gingrich (717) 248-6751

**NOTE:** Charming cabin/residence located on a private 7.23-acre tract. Watch the abundant wildlife from the rear deck or balcony overlooking the pasture/food plot area! Great get-away close to State Game Lands 112 only ½ hr. to Raystown Lake!

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

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



**AUCTION FOR:**  
**David E. & Effie L. Peachey**