



(Lititz/Ephrata Area)



PUBLIC AUCTION

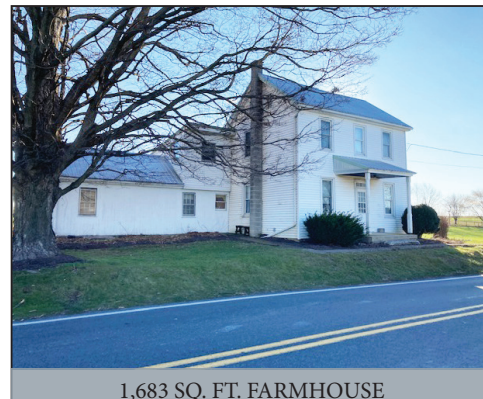
6.6-ACRE FARM * 4-BR FARMHOUSE & BANK BARN
TRACTORS * EQUIPMENT * ANTIQUES & PERSONAL PROPERTY
SAT. MARCH 27, 2021 @ 9-AM/Real Estate @ 12:30 PM



BANK BARN & STABLE



6.6-AC. FARM * 4-BR HOUSE



1,683 SQ. FT. FARMHOUSE

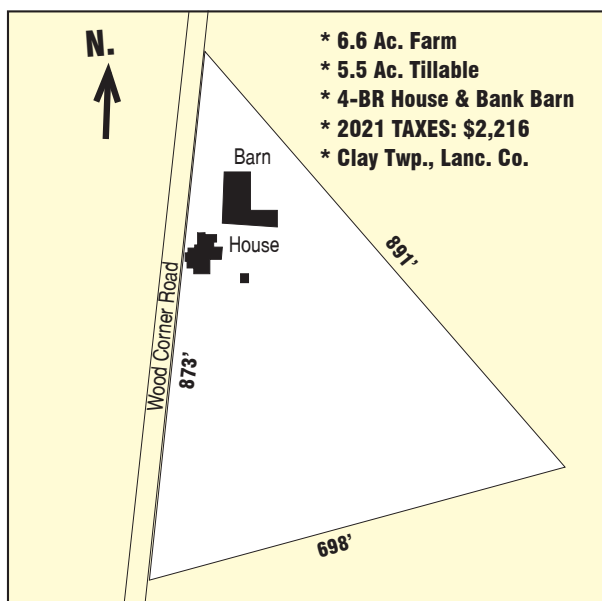
Located at 445 Wood Corner Rd. Lititz, Pa. Clay Twp. Lancaster Co.

DIRECTIONS: From Rt. 322 west of Lincoln take Wood Corner Rd. S. 1-mi. to farm on left.

REAL ESTATE: consists of a 6.6-acre farm w/4-bdrm 1,683 sq. ft. (1800's) 2-story frame farmhouse & bank barn. House: Main floor includes a custom Oak cabinetry kitchen; dining room; living room; parlor; powder rm; laundry/ wash room; enclosed side porch; upper level includes 4-bdrms & full bath; attic storage; basement is unimproved w/ outside entrance; oil HW furnace; on-site well & septic; annual taxes: \$2,216. Outbuildings: a 2,960 sq. ft. bank barn w/ lower level steer stable area; upper level equipment & hay storage; attached 460 sq. ft. hog barn; a 10'x14' utility barn.



CUSTOM OAK KITCHEN



OPEN HOUSE: SAT. MARCH 6 & 13 from 1-3 PM for info.
call auctioneer @ (717) 371-3333.

TERMS: 10% down day of sale, balance on or before 60-days. Attorney: Tony Schimaneck (717) 299-5251

NOTE: House & barn in need of some TLC; tillable farmland consists of 5.5-acres of highly productive limestone soil ideal for produce or crop farming!

For photos & listing visit www.martinandrutt.com

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



AUCTION FOR:
LEON R GROFF Estate
(Marcus (717) 587-8068)
Personal Property on Reverse Side



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CASE 1490 TRACTOR



CASE 1194 W/LOADER



CASE 430 W/CULTIVATOR

Personal Property @ 9:00 AM:

Tractors; Van; Equipment & Tools: CASE 1490 WF tractor, dual remotes; CASE 1194 WF tractor w/56L loader; CASE 430 NF tractor w/cultivator; Taylor-Way 6' 3-pt roto-beater; Ford 3-pt 3-btm auto-reset plow; blue 1998 Plymouth Voyager 7-pass van; Cub Cadet LTX 1045 hydrostat 20hp lawn tractor w/46" deck; Troy-Bilt tiller; 22" trim mower; 1-row potato planter; hog scalding trough; farm cart; 300-tobacco lath; lots of step-ladders; hand tools; power tools; fence posts; lumber; ext cords; lots of early farm tools & primitives; etc.

Antiques & Personal Property: fridge; range; 2-chest freezers; early kitchen cabinets; Maytag wringer washer; Wheeling wash tubs; galvanized tubs & buckets; SS stock pots & pails; crocks & milk cans; crock pots; kettle sets & kitchen items; green power lift recliner (good); Oak ext table w/bench & 6-chairs; blanket chests; early DR table; crazy patch pillows; quilts, blankets & comforters; wooden décor shelves; books & games; toys & puzzles; plus much more not listed.

Order or Sale: 9-AM: wagon loads farm primitives; 10-AM: antiques & personal property; 12:30: Real Estate followed by Tractors & Van.

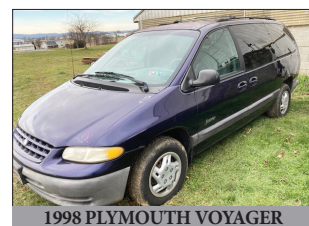
Terms: Cash, PA check or credit card w/3% admin fee. Food available; sale held under tent, bring a chair. Sale day announcements take precedence over all prior ads.



TAYLOR-WAY 6' ROTO-BEATER



CUB CADET LTX 1045



1998 PLYMOUTH VOYAGER



FORD 3-BTM PLOW

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Real Estate Listing on Reverse Side