



(Warwick Twp. /Clay Area)



PUBLIC AUCTION

3-BDRM 3-BATH CUSTOM RANCHER w/2-CAR GARAGE * 4.4-ACRES!
2012 RAM PICKUP * KUBOTA LAWN TRACTOR * FERRIS Z-TURN * TOOLS
BRI-MAR DUMP TRAILER * ANTIQUES * PERSONAL PROPERTY
SAT. JULY 24, 2021 @ 8:30 AM/Real Estate @ 1-PM



3-BDRM RANCHER W/DAYLIGHT BASEMENT



2,150 SQ. FT. RANCHER * 4.4-ACRES!!



2-CAR GARAGE * WRAP-AROUND DECK!

Located at 705 Lincoln Rd. Lititz, Pa. Warwick Twp. Lancaster Co.

DIRECTIONS: From Rt. 322 in Clay take Clay Rd. S to right on Lincoln Rd. to home on right. OR From Newport Rd. take Clay Rd. N to left on Lincoln Rd

REAL ESTATE: consists of a stunning (2007) custom-built 2,150 sq. ft. rancher w/attached 2-car garage & daylight basement on a rural 4.4-acre tract. Main floor features a beautiful oak cabinetry kitchen w/ center island w/2nd sink, appliances included; open to 22'x16' great room w/soaring cathedral ceiling & gas stove w/stone hearth, 22'x10' office/library; 16'x20' dining/sun room w/cathedral ceiling, access to wrap-around deck/covered porch offering amazing panoramic views of the Clay/Hammer Creek valley; laundry; 2-full baths; 2-bedrooms; master suite offers WIC & private bath; attached 2-car garage; daylight basement family room w/woodstove & stone hearth; 3rd bedroom; rec room; utility room w/gas heat/central AC; water treatment system; on-site well & septic; 200 amp svc; 16'x18' shop/tool storage room; annual taxes: \$7211.

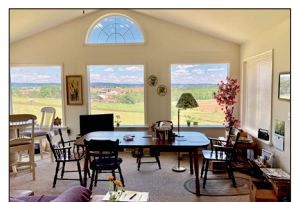
Outbuildings: 2-12'x16' utility barns; covered metal carport; wide macadam drive & parking area; 4-acre lawn w/garden area or pasture.



CUSTOM OAK KITCHEN



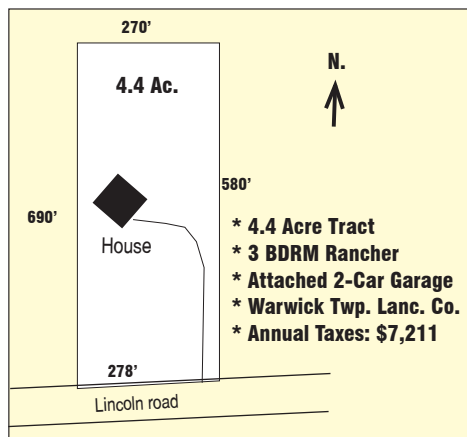
GREAT ROOM W/GAS STOVE



DINING OR SUNROOM



1-OF-3 BEDROOMS



OPEN HOUSE: SAT. JULY 3 & 10 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

TERMS: 10% down day of sale, balance on or before 60-days. Attorney: Kling & Deibler (717) 354-7700.

Note: Truly an outstanding rural location offering an unparalleled panoramic view of the surrounding countryside, borders farmland! Stunning custom home features much attention to detail, abundant rich amenities throughout. Seller is retiring out-of-state and very motivated to sell!

BROKER PARTICIPATION INVITED * CONTACT ACTIONEER FOR DETAILS
For photos & complete 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 J. YOUNANS

Personal Property on Reverse Side





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2012 RAM SLT 4X4 TRUCK



KUBOTA GR2100 4WD



30.06 MILITARY RIFLE



FERRIS IS2000Z 61" CUT

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TRUCK & TRACTORS: 2012 RAM 1500 SLT HEMI pickup 117k mi, white, ext. cab, 6' bed; nice clean truck! Kubota GR2100 4WD DSL lawn tractor, 575 hrs, 50" deck, hydraulic GR2707 snow blower attachment; Ferris IS2000Z 61" cut, 25hp, Z-turn mower, 356 hrs (nice); Ferris Z-turn 1,045 hrs, 61" cut 3-wheeler, 20hp; 3-pt. 5' PTO brush mower; IH 284 DSL tractor 1,489 hrs; MF 243 3-pt hydraulic log splitter; 1986 Bri-Mar 10,000GVW 8x10 dump trailer; Carmate 6'x4' trailer; JD 21 dump trailer; 3-pt scraper blade; 3-pt counter weight; Honda 21" & JD 21" SP mowers; lawn roller; etc.

TOOLS & SHOP ITEMS: Champion 4000WT generator; air compressor; 2-Werner ladders; 16-gal shop vac; mobile tool box; organizers; fuel tank; Littlestown bench vise; wrench & socket sets; bench grinder; Echo & Stihl chainsaws; Rigid pipe cutter, vise, threader & stand; lots of plumbing related tools; lots of brass & copper; Milwaukee sawzall, drills & hole saw kit; portable band saw; many log chains, binders & load tie-down straps; 2-truck tool boxes; lots of shovels, rakes, forks & brooms; ext. cords; 100's auto & 4-wheeler magazines; nice metal tool files; plus much more.

PERSONAL PROPERTY: 30.06 bolt-action military rifle #190?; CI doorstop; refrigerator; painted milk can; 2-spool leg tables; OG wall clock; 50's dinette & 6 chairs; dining table & 6-chairs; quilts & bedding; 2-patio sets; marble roller; rockers; 3-pc bdrm suite; oak china hutch; collectible glassware; sleep sofa; sofas, love seats & recliners; old décor steel wheels; 2-wooden crates; porcelain top table; old PA license plates; Wheeling tub; etc.

Terms: Cash, PA check, credit card w/3% fee, food available, HUGE sale held under tent, bring a chair.

For photos & listing visit www.martinandrutt.com



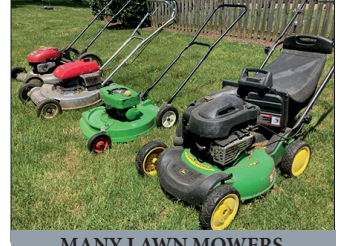
BRI-MAR 10,000 GVW DUMP TRAILER



IH 284 DSL TRACTOR



CARMATE TRAILER



MANY LAWN MOWERS

Real Estate Listing on Reverse Side



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