



(Caernarvon Twp/Lancaster Co.)



PUBLIC AUCTION * 2-WOODDED TRACTS!

**LOT #1) 3-BDRM 1,753 Sq. Ft. CUSTOM COLONIAL * 2.33-AC.
2-CAR GARAGE * CUSTOM OAK KITCHEN * 2-BAY BARN/SHOP
ANTIQUES * TOOLS * ALUMINUM TRAILER * HYDRAULIC WOOD SPLITTER
LOT #2) ADJOINING VACANT WOODDED LOT * 2.33-AC.**

SATURDAY, APRIL 23, 2022 @ 9-AM/Real Estate @ NOON



2-BAY BARN/WORKSHOP



3-BDRM COLONIAL W/2-CAR GARAGE



2.33-AC. LOT * 1,753 SQ. FT. COLONIAL

Located at 480 Swamp Rd. Morgantown, PA Caernarvon Twp. Lancaster Co.

DIRECTIONS: From Churchtown Rt. 23 E. to left on California Rd. 2-mi. to property on right @ Swamp Rd.

REAL ESTATE #1: 2.33 acre wooded lot features a 1,753 sq. ft. custom built 2-story Colonial w/2-car garage & 2-bay barn/shop. Home features a beautiful custom oak kitchen w/bar, Corian counter tops & tile backsplash, range, microwave & DW; laundry, powder room, pantry, formal dining room w/HW flooring & door to screened porch; 14'x20' living room w/stone FP; foyer; 12'x14' office w/built-in desks; 2-car garage; 2nd floor features a master suite w/WIC & private bath w/walk-in tile shower; 2-bdrms w/closets; full bath; basement includes a 12'x24' gym/fitness room; 12'x24' family room w/woodstove & stone hearth; WIC; utility room w/LP furnace/central AC; 200 amp svc; on-site well & septic; 1000 gallon LP tank; security system; annual taxes: \$3,719. Outbuildings: a 2-bay 680 sq. ft. barn/shop; child's play house.

REAL ESTATE #2: 2.33 acre adjoining vacant wooded lot w/300' frontage on Swamp Rd. zoned residential, annual taxes: \$1,356.



CUSTOM OAK CABINERY KITCHEN



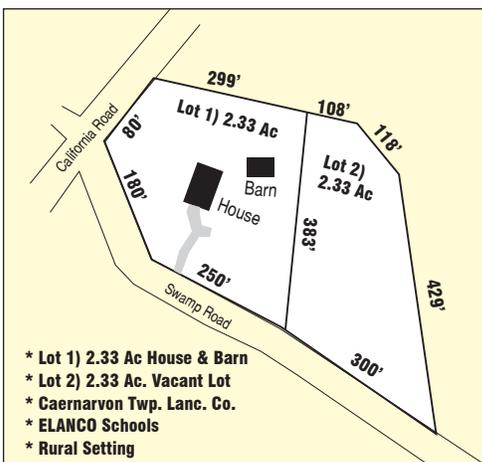
MASTER BR SUITE & BATH



FORMAL DR W/HW FLOORING



LIVING ROOM W/STONE FP



OPEN HOUSE: SAT. APRIL 2 & 9 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 & Glick (717) 354-7700.

Note: Beautiful rural setting w/custom Colonial home in move-in condition, tasteful décor & numerous amenities throughout. Spacious wooded lot nice 2-bay barn/shop, large garden or pasture area! ELANCO schools.

*** BROKER PARTICIPATION INVITED *
CONTACT AUCTIONEER (717) 371-3333**

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:
**Debora A. (& the late Robert H.)
Musser**



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HYDRAULIC LOG SPLITTER (NICE)



MGS 5'X10' ALUMINUM TRAILER



MILWAUKEE MITER CHOP SAW



8500 KW GENERATOR (1HR.)



4-BOSTITCH AIR NAILERS

DIRECTIONS: From Churchtown Rt. 23 E. to left on California Rd. 2-mi. to property on right @ Swamp Rd.

LANDSCAPE TRAILER, HYD. LOG SPLITTER & TOOLS: MGS 10'x5' 2400GVW aluminum trailer; portable hydraulic log splitter (like new); White 28" snow blower; Cub Cadet 22" mower; 8500 KW generator (like new); Huskee rototiller; Snapper 6hp leaf blower; Bostitch air compressor; Stihl chain saw; Stihl blower/trimmer/edger; shop vac; Karcher pressure washer; Milwaukee 18V drill, impact driver, chisel, circular saw; B&D radial arm saw; Milwaukee 12" miter chop saw; 4-Bostitch air nailers; sawzall; Kobalt 24" tile cutter; saw stand; Husky tile saw; tile & concrete trowels; scaffolding set (new); Werner step & ext ladders; express wagon; 1-TREX touring bike; 2-HD bike racks; tool boxes & hand tools; shovels & rakes; log chains; bench vise & grinder; bag cart; wheelbarrow; SS Weber LP grill; ratchet & tow straps; garden seeder; 2-drop spreaders; equip to fit McCormick Cub-cultivator, 2-plows, disc, blade & harrow; 1-row cultivator; wood planes & clamps; truck ladder racks, etc.

ANTIQUES & PERSONAL PROPERTY: White Mt. ice cream maker; primitive draw knives, wood planes & auger bits, spoke shavers, hog scrapers, meat hooks; wooden rakes; straw cutter; Nylint & Ertl toy trucks; whitetail mounts; chip-carved china hutch; White treadle sewing machine; 2-oak bar stools; antique Hoosier cupboard; vintage Victrola w/records; oak dresser w/beveled mirror; oak high chest; mission oak queen bed & hall table; glass front oak bookcase; loveseat; oak dinette & 2-chairs; child's oak table & 4-chairs; gym/fitness equipment; 27" flat TV; canning jars; patio table & 4-chairs; spring patio chair; plus much more.

TERMS: Cash, PA check or credit cards w/3% fee, food served, sale held under tent, bring a chair.

For photos & complete listing visit www.martinandrutt.com



CHIP-CARVED OAK CHINA CUPBOARD



ANTIQUE HOOSIER STYLE CABINET



MISSION OAK QUEEN BED



ANTIQUE OAK HIGH CHEST

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