



(Southern Strasburg Area)



# PUBLIC AUCTION

**3-BDRM 1-BATH RANCHER w/1-CAR GARAGE \* .82-AC. LOT  
ANTIQUES \* TOOLS \* LAWN TRACTOR \* PERSONAL PROPERTY  
SAT. JUNE 11, 2022 @ 9-AM/Real Estate @ 1-PM**



1,410 SQ. FT. RANCHER \* .82-AC. LOT



3-BDRM RANCHER W/1-CAR GARAGE



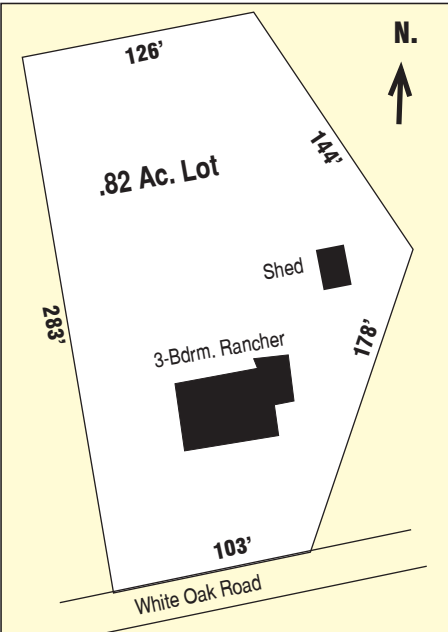
12'X20' UTILITY SHED/SHOP

**Located at 1858 White Oak Rd. Strasburg, PA Strasburg Twp. Lancaster Co.**

**DIRECTIONS:** From Strasburg, Pa. take S. Decatur/May Post Office Rd. S to right on White Oak Rd. to home on right.

**REAL ESTATE:** consists of a 1,410 sq. ft. 3-bedroom (1955) vinyl-sided rancher w/attached 1-car garage on a rural .82-acre lot. Main floor features a custom oak cabinetry galley style kitchen; formal dining room; 16'x20' living room w/bay window, fireplace & HW flooring; full bath; 3-bedrooms w/closets & HW flooring; attached 1-bay garage; 16'x16' private rear deck; 1,410 sq. ft. basement w/tile flooring; newer oil furnace HW heat; newer water heater; laundry hook-up; storage area; on-site well & septic system; good 30-yr shingle roof; annual taxes: \$4,111; 12'x20' garden shed; Lampeter-Strasburg schools.

**OPEN HOUSE: SAT. MAY 21 & 28 from 1-3 PM for info call/text auctioneer @ (717) 371-3333**



- \* 3 - Bdrm Rancher \* .82 AC.
- \* 1,410 Sq.Ft. Home w/Garage
- \* Strasburg Twp. & LS Schools
- \* Annual Taxes: \$4,111

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

**Note:** Charming country rancher on nearly an acre lot nestled amongst the rural Amish farmland of southern Lancaster Co. Desirable one-floor living, clean move-in ready condition; seller has moved to retirement facility and is motivated to sell!

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

**ANTIQUES & PERSONAL PROPERTY:** JD pedal tractor & wagon; old milk cans; green qt. jars & insulators; graniteware items; toy cars & trucks; old crocks & jugs; cast iron horse drawn toys; old toy wagons & blocks; sad irons; cast iron pans & kettles; Enterprise meat grinder & bench; lots of kitchen primitives-ladles, forks, egg beaters, ice tongs, match tins; wash boards; wooden Coke wagon; wooden fork; carved wooden goose; old Dietz lanterns; hay hook; single trees; old kerosene cans; metal sheep shearers; old runner sleds; nail keg; barn wood shelves & tin stars; 12-15 braided rugs; new trucker cap collection; oak ext. table & chairs; oak corner cupboard & lighted curio; single & double beds; dressers & chests; sofa & chairs; quilts & blankets; antique child's chairs; old school desks; wooden wheelbarrow; lots of country décor/furnishings; oil lamps; lots of kitchen & household items; plus much more not listed!

**TOOLS & LAWN/GARDEN ITEMS:** 18hp Simplicity lawn tractor w/48" deck; Simplicity 24" snow blower; 7hp Troy Bilt rototiller; pressure washer; 12V orchard sprayer; 2-shop vacs; wrench & socket sets; string trimmer; leaf blower; step & ext. ladders; rakes, shovels, brooms, lots of hand & power tools; 2-window AC units; 2-drop spreaders; goose decoys; chicken crate; wooden boxes; etc.

**TERMS:** Cash, PA check or credit card w/3% admin fee. Sale held under tent; bring a chair, food available!



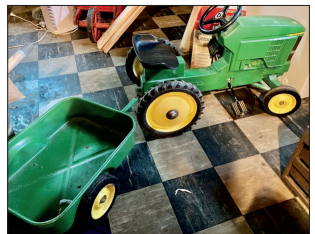
18HP SIMPLICITY LAWN TRACTOR



7HP TROY BILT ROTOTILLER



24" SIMPLICITY SNOW BLOWER



JD PEDAL TRACTOR & WAGON

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



**AUCTION FOR:**  
**Mary E. Ross**