



(Terre Hill/Black Creek Area)



# PUBLIC AUCTION

**15.9 ACRE FARM \* OLDER 2-STORY HOUSE w/ 3 BEDROOMS**  
**80'x 44' SHOP FOR LARGE TRUCKS \* STORAGE UNITS**  
**NEWER BANK BARN FOR ANIMALS & STORAGE \* PASTURE**  
**THURSDAY, JULY 28, 2022 @ 6:00 PM**



80'x 44' TRUCK SHOP



4-YEAR OLD BANK BARN

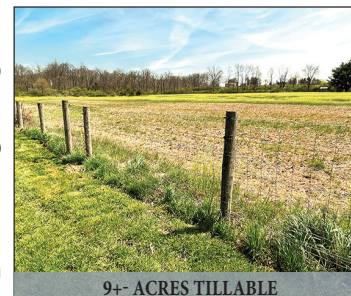


2-STORY FARMHOUSE

**Located at 641 Sawmill Rd. East Earl Pa. 17519**

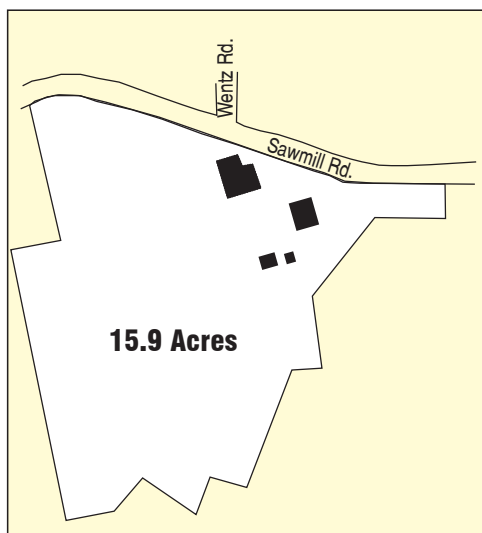
**DIRECTIONS:** From Bowmansville, travel South on Rt. 625 for approx. 3 miles and turn right on Sawmill Rd. to property on right.

**REAL ESTATE DETAILS:** A wonderful 15.9 acre Farmette w/ an older 2-story house, 80'x 44' truck shop & newer 44'x 40' bank barn. House has frame & stone construction under vinyl siding; approx. 2,078 sq. ft. of living area; large eat-in kitchen; living room; main level bedroom; main level bathroom & laundry; enclosed front porch; rear mudroom entrance. Second level has 3 bedrooms (1 is a walk-thru); full bathroom; oil heat; on-site well & septic system; East Earl Twp; ELANCO School District; Clean/Green program; low total taxes approx. \$2,261.00



9+- ACRES TILLABLE

**TRUCK SHOP & BARN:** A very nice 80'x 44' truck garage w/ 15.5' ceilings, office room, steel exterior, concrete floor, water & electric hook-up, insulated, wood stove, 80'x 19' truck bay w/ 14' ceiling, concrete floor; (2) 24'x 16' storage rooms w/ overhead doors & loading dock; (3) 24'x 11' storage units w/ concrete floor & overhead doors. 44'x 40' BANK BARN BUILT 4 YEARS AGO is frame built & steel exterior; lower level space for animals or storage & 1-bay for carriage or car; beautiful real stone wall; second level is all open w/ 12' ceilings & quality tung-grove barn board flooring.



**AUCTIONEER NOTE:** Approx. 9 acres of productive tillable land; pasture areas w/ both high-tensile & box-wire fencing; wonderful location w/ house sitting back away from the road. Would make a great produce or horse farm, with abundant room for large trucks. Bring your dreams, this country estate w/ small stream would fit many different possibilities. Property needs general upkeep but has boundless possibilities.

**OPEN HOUSE DATES:** Saturdays, July 9 & 16, from 1-3 PM. Call/Text Auctioneer 717-587-8906

**BRIEF TERMS:** 10% of sold price down day of auction, balance in 60 days or before. This auction is held under the terms prepared by Attorney Kling, Deibler & Glick 717-354-7700.

Please visit our website at [www.martinandrutt.com](http://www.martinandrutt.com) or Facebook or Instagram

**AUCTION BY:**  
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**AUCTION FOR:**  
**ERMA H. GARMAN (late HENRY Z.)**