



(Farmersville Area)

# PUBLIC AUCTION



**3-BDRM 2-BATH CUSTOM RANCHER w/2-CAR GARAGE \* .55-AC. LOT**  
**NEW OAK CABINETRY KITCHEN \* FINISHED BASEMENT \* 12'x24' SHED**  
**COINS \* ANTIQUES \* TOYS \* SNOW BLOWER \* PERSONAL PROPERTY**  
**SATURDAY, SEPTEMBER 24, 2022 @ 9-AM/Real Estate @ NOON**



ATTACHED 2-CAR GARAGE



1,400 SQ. FT. 3-BDRM CUSTOM RANCHER



3-BDRM 2-BATH RANCHER \* .55-AC. LOT

**Located at: 468 S. Farmersville Rd. Ephrata, PA W. Earl Twp. Lancaster Co.**

**DIRECTIONS:** From the village of Farmersville take S. Farmersville Rd. ½ mile to property on right.

**REAL ESTATE:** consists of a one-owner custom built 1,400 sq. ft. brick rancher w/2-car garage on a .55-acre rural lot. Main floor features a 12'x18' formal living room w/bay window; beautiful new custom oak cabinetry kitchen w/sit-up center island & appliances; dining area w/access to inviting 12'x12' sunroom; laundry & full bath; attached 2-car garage; 3-bedrooms & full bath w/dbl sink; 1,170 sq. ft. finished lower level family/rec room w/bar; 4th bedroom; fireplace w/gas insert; 100 gal. LP tank; 2-storage rooms; Bilco exit door; central AC/heat pump; on-site septic & well w/water treatment system; radon mitigation system; annual taxes: \$3,965.

**Outbuilding:** a 12'x24' vinyl utility shed w/garage door. .

**OPEN HOUSE: SAT. ,SEPT. 3 & 10 from 1-3 pm for info call/text auctioneer @ (717) 371-3333**

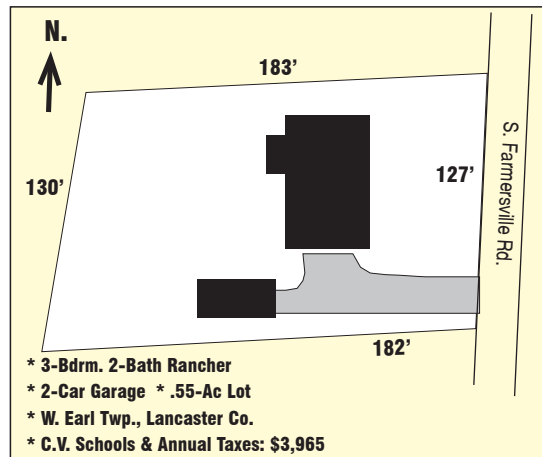
**TERMS:** 10% down day of sale, balance on or before 60-days. Attorney: Kling, Deibler & Glick

**Note:** Outstanding custom built brick rancher on a .55-acre country lot! Rich amenities & tasteful décor throughout; sellers are downsizing and offering this beautiful home at auction!

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

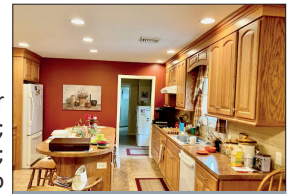
**SILVER COINS @ 9-AM:** 80+ lots Morgan & Peace Silver Dollars, Silver Halves; etc.

**Lawn, Garden & Tools:** Agway 24" 5hp snow blower (nice); 21" Ariens 175cc SP mower; stacking toolbox on wheels; lots of hand & power tools; bench vise; socket & wrench sets; galvanized water can; string & hedge trimmers, leaf blower; step ladder; sleds; shovels & rakes; plus much more!



**Antiques & Personal Property:** Stallion .45 Mark II cap pistol; Kenmore washer & dryer (nice); fridge; upright freezer; oak china hutch; 4-oak saddle bar stools; Rogers flatware set; Fiesta dinnerware; pink Depression, hobnail opalescent & ruby flash glass; 3-pc bdrm suite; early & modern quilts, coverlets & bedding; Ephrata Cloister print; mantle clock; rockers & recliners; Hess & Winross trucks; train set; Nylint, Tonka, Structo & Ertl trucks, cars & farm toys, Hot Wheels; Sperry New Holland toys & memorabilia; NH Belleville Foundry bell bank; cast iron frog & dog; card table sets; 3-old painted child's chairs; jewelry boxes; Kirby vacuum; deer mounts; gun case; Ranger 6x18,30mm telescope; 55-cup coffee pot; lots of small kitchen appliances; cooking & baking items; home décor items; books; plus many more nice clean items!

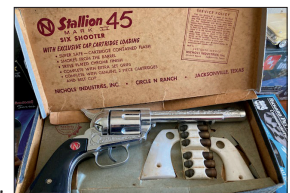
**Terms:** Cash, PA check or credit card w/3% fee. Food by Farmersville FC aux.; sale held under a tent, bring a chair.



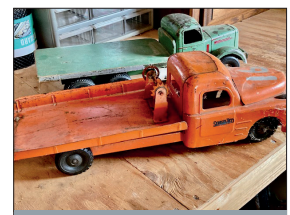
CUSTOM OAK KITCHEN



AGWAY SNOW BLOWER



STALLION .45 MARK II CAP GUN



OLD NYLINT & STRUCTO TRUCKS

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



**AUCTION FOR:**  
**Charles L. & Dolly L. White**  
**(717) 656-9543**