



(Denver/Reinholds Area)



# PUBLIC AUCTION

**12.7-ACRE FARMETTE \* 4-BDRM HOUSE w/2-CAR GARAGE**  
**30'x60' POLE BARN \* 7-ACRES TILLABLE**  
**KUBOTA 4WD TRACTOR \* 2-HONDA 300 ATV's \* 2003 SPRINTER VAN**  
**2-TRAILERS \* 100+ VINTAGE FARM TOYS \* A/C "G" TRACTOR \* TOOLS**  
**SATURDAY, NOVEMBER 5, 2022 @ 9-AM/Real Estate @ 1:30 PM**



4-BDRM 2-BATH 2-STORY HOME



12.7-ACRES W/3,200 SQ. FT. HOME

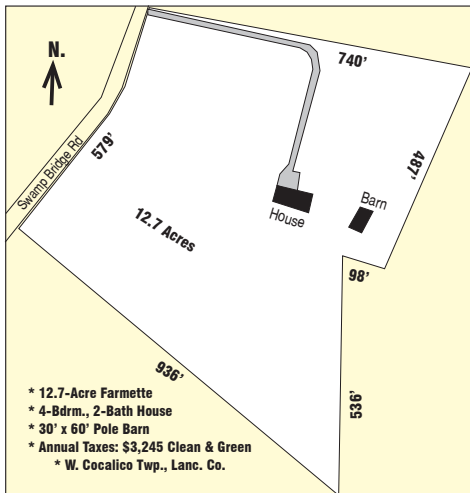


30'X60' POLE BARN

Located at: 480 Swamp Bridge Rd. Denver, Pa. W. Cocalico Twp. Lancaster Co.

**DIRECTIONS:** From Rt. 897 north of Reinholds take Swamp Bridge Rd. W. ½ mile to property on left; OR from Denver take Greenville Rd. to right on Swamp Bridge to farm on right.

**REAL ESTATE:** consists of a 12.7-acre farmette w/custom built 4-bedroom split-level home & 30'x60' pole barn; approx 7-acres tillable, balance is pasture & wooded, 2-streams! Brick & vinyl sided dwelling main floor features a custom Risser cabinetry kitchen w/appliances; dining area w/patio doors to covered 8'x18' rear porch; living room w/bay window; family room w/brick LP fireplace, built-in cabinetry & desk, access to patio; full bath/laundry combo; bedroom/office; attached oversized 2-car garage w/shop space; upper level includes full bath; 3-bedrooms, master has private balcony; possible 5th bdrm/attic storage; 24'x28' basement is unimproved w/utility canning room; wood burner boiler; on site well & septic; 200-amp svc; annual taxes: \$3,245 enrolled in Clean & Green. Outbuildings: a 30'x60' pole bldg; a small A-framed tack bldg w/fire-pit & picnic grove.



\* 12.7-Acre Farmette  
 \* 4-Bdrm., 2-Bath House  
 \* 30' x 60' Pole Barn  
 \* Annual Taxes: \$3,245 Clean & Green  
 \* W. Cocalico Twp., Lanc. Co.



CUSTOM RISSER CAB. KITCHEN



DINING AREA W/PATIO ACCESS

**OPEN HOUSE: SAT. OCT. 15 & 22 from 1-3 PM for info**  
**call/text auctioneer @ (717) 371-3333**

**TERMS:** 10% down day of sale, balance on Jan. 5, 2023.  
 Attorney: Kling, Deibler & Glick (717) 354-7700.

**Note:** Secluded tranquil setting w/approx 7-acres tillable, balance wooded; spacious 4-bedroom home & pole barn. Nice macadam driveway w/new precast bridge. Excellent produce, horse or hobby farm!

For Photos & Listing visit [www.martinandrutt.com](http://www.martinandrutt.com)

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



**AUCTION FOR:**  
 Clarence H. Weaver (Stanley)  
 (717) 572-9753



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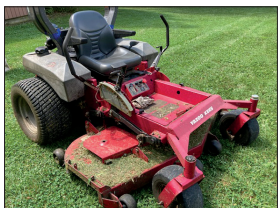
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KUBOTA B9200 4WD TRACTOR



2-HONDA 300 ATV'S



YAZOO/KEYS Z-TURN MOWER



BURKHOLDER 16' TRAILER



CLUB CAR GOLF CART

**Tractors, ATV's, Trailers, Van:** blue 2003 DSL 2500 SHC Sprinter 10-pass van, 157k mi; Kubota 4WD B9200 tractor w/BF350 bucket loader; Allis Chalmers "G" tractor; 2-Honda 300 ATV's; Suzuki 50cc ATV; 3500GVW Burkholder 16' open trailer; 2002 7000GVW 14' cargo trailer; Club Car golf cart; Yazoo/Keys Z-turn mower; MTD Z-turn mower; 10" Craftsman band saw, drill press; 6" jointer; Ryobi miter saw; tool chests on wheels; lots of misc hand & power tools; chain saw; trim mowers; wheelbarrow; log chains; traps; shop cart; lumber & windows; 2-air compressors; 2-man & ice saws; etc.

**Farm Toys:** 100+ John Deere, IH, Ford, Oliver, Massey, AC, Ertl 16th scale tractors, farm toys & trucks (some rare); model cars & trucks; vintage toy AC tractor & combine; D21 AC toy tractor; horse drawn toys; Hubley fireside cat; cast iron animals & banks; Matchbox toys; etc. **VISIT [www.martinandrutt.com](http://www.martinandrutt.com) FOR PHOTOS!**

**Antiques & Personal Property:** milk cans; pitcher pump; tinware; 4-wooden kegs; butter churn; wagon wheel; buck saws; horse collars; sleigh bells; grain cradle; cast iron troughs; sleds; 4-pc qu bdrm suite; steamer trunk; oak high chest; oak dresser w/mirror; oak wash stand; pitcher & bowl set; kitchen primitives; empire chest; crocks & jugs; cast iron pans & pots; plus much more!

**Terms:** Cash, PA check or credit card w/3% fee; food truck, sale held under tent, bring a chair!



2003 SPRINTER 10-PASS VAN



AC TRACTOR & COMBINE



JD 1/16TH SCALE TRACTOR



OLIVER 1/16TH SCALE TRACTOR



IH TRACTOR & CORN PICKER

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