



(Elverson/Loags Corner Area)



PUBLIC AUCTION

**3-BDRM 2-BATH BI-LEVEL HOME w/2-CAR GARAGE * 2.06-AC. LOT
HEATED 20'x40' POLE BARN/SHOP * UTILITY SHED & PASTURE
2011 RAM TRUCK * 2012 CAMPER * ANTIQUES * MILK BOTTLES * TOOLS
SAT. APRIL 29, 2023 @ 9-AM Real Estate @ 12:30 PM**



1,220 (1980) CUSTOM HOME



3-BDRM 2-BATH HOME * 2.06 AC LOT



20'X40' HEATED POLE BARN/SHOP

Located at 271 Lammey Rd. Elverson, PA W. Nantmeal Twp. Chester Co.

DIRECTIONS: From Morgantown, PA take Rt. 23 E. to R. on 401 E. to right on (Rt. 82 S.) follow N. Manor Rd. to left on Lammey Rd. to auction site.

REAL ESTATE: Consists of a 1,220 sq ft. (1980) 3-bdrm 2-bath bi-level home w/garage; a 20'x40' pole barn, shed & pasture. Main floor features a modern oak cabinetry kitchen w/Corian tops, SS fridge, range microwave, DW & bar; dining area; formal living room w/bay window; 3-bedrooms & full bath; new rear patio/deck w/PVC railing; daylight lower level includes a large family room w/Harman wood/coal stove aux heat; full bath; laundry w/W & D; 2-car garage/shop area; lean-to side porch/patio; Geothermal AC/heat system; on-site well & septic; annual taxes: \$4,856; nice paved driveway & parking area. **Outbuildings:** a heated 20'x40' pole barn w/12' door & air compressor; a 10'x14' utility shed; fenced pasture, stream & pond.

OPEN HOUSE: Sat. April 1 & 15 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.



10'X14' VINYL UTILITY BARN



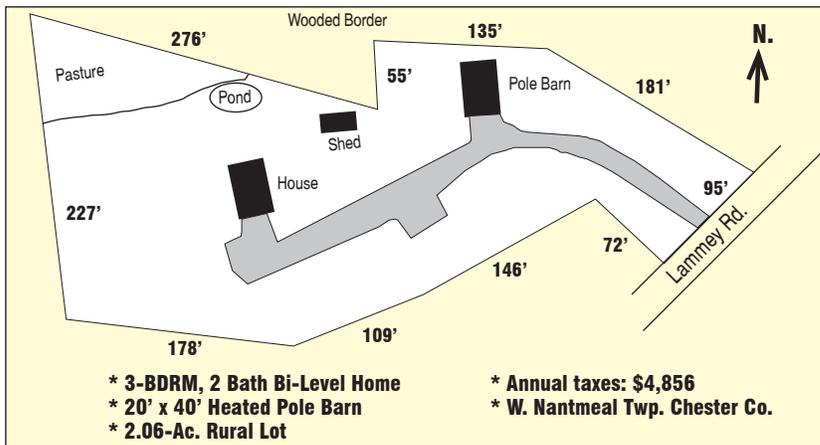
OAK KITCHEN W/APPLIANCES



OAK DINING SET W/6-CHAIRS



OAK 4-PC BR SUITE



Note: Charming 2.06 ac. "Gentleman's Farm" includes a tastefully decorated move-in ready home; versatile heated pole barn; stream, pond & pasture for your animals; situated among the rural Amish farming community of Loags Corner in western Chester Co.

**1% Broker Participation Invited
Contact Auctioneer**

**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:
Gerald J & (the late Darlene M.)
Stoltzfus (Kevin) (717) 989-0521

More info on other side





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2011 RAM 5.7L TRUCK 70K MI.



FLAGSTAFF POP-UP CAMPER 2012



DR 8HP POWER DUMP CART

Located at 271 Lammey Rd. Elverson, PA W. Nantmeal Twp. Chester Co.

TRUCK, CAMPER, LAWN & GARDEN: 2011 maroon RAM 1500 crew cab pickup w/70k miles, 5.7L auto trans, loaded (NICE!); 2012 Flagstaff single axle A-frame pop-up camper (like new!); 8hp DR Power Dump Cart; 20hp Simplicity lawn tractor w/52" deck; 2-person kayak; 9hp Craftsman snow-blower; shop vac; 22" trim mower; SP 22" weed trimmer; PS255LN Echo blower; 2-Husqvarna chain saws 350 & 450; radial arm saw; 2-18-sp NEXT touring bikes (NICE); lots of hand & power tools; ladders & much more.

PERSONAL PROPERTY: quilts; 30+ Longaberger baskets; 24+pc Pink Depression; Milk Bottle collection (Peachey, Hoffman, Baker & Sons, etc.) qts, pints, creamers & lids; lots of tin & wooden country décor; wire egg basket; egg scale; chicken crate; wooden crates & boxes; early metal doll house & furniture; early tins & bottles; nail keg; chicken figurines; wooden toys; clocks; oil lamps; old crocks & jugs; art prints; farm signs; butter churn; wooden wagon; agateware; early farming magazines; Amish dolls; etc.

FURNITURE: oak ext. table w/4-leaves & 6-chairs; oak hutch; sofa & chair; antique settee, rockers, oak 4-pc. BR suite queen; dbl bed; single bed, dresser & desk; oval lamp tables; glass curio, oak curio, country corner cupboard; steamer trunk; 3-section book shelf; cane-seat chairs; 4-mesh porch chairs; etc.

TERMS: cash, PA check or credit card w/3% fee; food by Weaverland Valley FC; sale held in tent, bring your chair!.

For photos & complete listing visit www.martinandrutt.com



2-PERSON KAYAK



2-NEXT TOURING BIKES



MILK BOTTLE COLLECTION



20HP SIMPLICITY LAWN TRACTOR

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