



(Fivepointville Area)



# PUBLIC AUCTION

**11.5-ACRES \* PASTURE & PRODUCE/CROP FIELDS, NEWER 4 or 5-BR CAPE COD HOUSE**  
**NICE KITCHEN, (2) LARGE POLE BARNs FOR ANIMALS & EQUIPMENT**  
**THURSDAY JUNE 27, 2024 @ 7:00 PM**



FANTASTIC CAPE-COD



(2) LARGE SHOP/GARAGES



CHARMING EAT-IN KITCHEN

**LOCATED AT: 627 Fivepointville Rd. Denver, Pa 17517**

**DIRECTIONS:** From the square in Fivepointville, travel West on Fivepointville Rd for 2/3 mile to property on the left.

**REAL ESTATE LISTING:** A wonderful country property. Includes a spacious 2,723 sq. ft. Cape-Cod style house w/ 4 or 5-bedrooms built in 2010; (2) large pole-barns built for both animals and equipment on a fantastic 11.5-acre Farmette. House includes a 19'x 13.5' eat-in kitchen w/ nice wooden cabinetry, large bay window overlooking parking area and barns; 27'x 22.5' inviting living room w/ stone hearth (includes coal stove), wooden-beam ceiling; open to 10'x 10' den area; patio doors open to a stunning 30'x 13' stamped concrete patio; 15'x 13' main level primary bedroom w/ double closet; 9'x 7.5' 5th bedroom-nursery-office; 10'x 9' full bathroom w/ shower & soaking tub; 12'x 7.5' side entrance mud room & laundry w/ coat closet; brand-new 14'x 8' treated wood deck; 25'x 7' covered front porch. Second level has 20'x 18.5' BR #2 w/ closet & knee-wall storage; 14.5'x 13.5' BR #3 w/ closet & knee-wall storage; 12'x 10' BR #4 w/ knee-wall storage; rare 12.5'x 12' upstairs sitting area; 11.5'x 7.5' full bathroom w/ tub shower. 47'x 27' open area basement 20'x 9' cold cellar & pantry storage; poured concrete walls; bilco door has concrete steps; central vac; public sewer; on-site well; osmosis water treatment; cozy propane in-floor radiant heat; 500-gallon propane tank; 200-amp elec. service; desirable Brecknock Twp.; E-Lanco Schools; total taxes approx. \$4,082.



SPACIOUS LIVING ROOM

**BARNs \* OUTBUILDINGS \* PASTURE:** 11.5 acre farm, A 60'x 40' concrete block and steel building w/ 13' ceiling, partially insulated, elec. hookup, water, 17'x 10' whelping area, 11' x 44' forebay, large doors, has sheep or pony run-in area w/ 1.5-acre pasture has high-tensile fence. Newer 32'x 20' building w/ steel exterior, 13.5' ceiling, insulated, truck dock, great for butchering. Additional 2.5-acre pasture w/ high-tensile fence. Approx 5-acres of current tillable ground (could be more). An absolutely wonderful produce farm or hobby farm w/ an excellent view out the back of the local countryside.

**OPEN HOUSE DATES: Saturdays June 8, 15, & 22 from 1-3 PM. Call/Text Auctioneer for private showing 717-587-8906**

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

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Auctioneers, LLC AY2189-L  
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Michael J. Martin (717) 371-3333  
Cameron Rutt



**AUCTION FOR:**  
SIMEON L. & ELIZABETH A. MUSSER

More info on other side





STAMPED PATIO & DECK



BUILDING PLACEMENT



BACK OF HOUSE



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John J. Rutt II (717) 587-8906  
Cameron Rutt



**AUCTION FOR:**  
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More info on other side 