



(Bowmansville Area)

FARM PUBLIC AUCTION



**32.9-ACRE GENTLEMANS FARM * 4-BR CAPE-COD * PASTURE & WOODED AREA
52'x 88' INSULATED SHOP/GARAGE * FLOOR HEAT * 12-ACRES TILLABLE**

THURSDAY JULY 18, 2024 @ 6:00 PM



BEAUTIFUL GENTLEMAN'S FARM



88'X 52' SHOP & GARAGE



CAPE-COD W/ A VIEW

LOCATED AT: 1490 Reading Rd. Mohnton PA 19540 * Brecknock Twp. * Lancaster County

DIRECTIONS: From Bowmansville, travel North on Rt. 625 for 1-mile to property on the right.

HOUSE DETAILS: A rolling 32.9-acre tract of land includes a newer 4-bedroom Cape-Cod house and an impressive 88'x 52' building w/ heat. This house was built new in 2013, has approx. 2,050 sq. ft. Main level includes 18'x 13' eat-in kitchen has nice wooden cabinetry; open to 18'x 13' front living room w/ nice view; 17.5'x 15' primary bedroom w/ double closets; 17.5'x 16' bedroom #2 w/ closets; full bathroom/ tub shower; desirable 11'x 11' mud room w/ pine boards & built-in cabinetry; 24'x 8' stamped concrete patio; stamped concrete front patio. Second level has full rear dormer; 15'x 13' bedroom #3 w/ closet; 13'x 12.5' bedroom #4 w/ closet; 9.5'x 8' full bathroom w/ shower. 38'x 26' daylight basement in unimproved w/ large open area; 8.5' ceilings. Desirable in-floor radiant heat (outdoor wood furnace); 500-gallon propane tank; on-site well & septic; Elanco School District.



NICE EAT-IN KITCHEN

SHOP/GARAGE/BOXSTALL DETAILS: Overall 52'x 88' pole & frame building w/ steel. Includes 60'x 40' open area w/ 12' ceilings, (1) 14'w x 11'h & (2) 12'w x 11' h insulated overhead doors, insulated walls & ceiling covered by steel, concrete in-floor radiant heat. 19'x 19' work area. 32'x 19' stable area has (2) horse box stalls. 8'x 40' forbay. 12' lean-to addition in back. Second level hay/straw storage. Very impressive building! (New in 2022) is an outside wood furnace for shop & house.

AUCTIONEER NOTE: This is a special property. Rare opportunity to purchase a large tract of land with gentle southern exposure. Property has approx. 12-acres tillable; 15-acres wooded; 4-acres pasture. Wonderful view of surrounding area, situated beside power company offers seclusion & quiet neighbors. Ideal for produce farming, possible greenhouse, horse farm, home base for a construction company, good whitetail deer hunting, bring your dreams. Located a few minutes from major highways. Taxes approx. \$3,358 in Clean/Green.

OPEN HOUSE DATES: Saturdays July 6 & 13, from 1-3 PM. Call/Text Auctioneer 717-587-8906

BRIEF TERMS: 10% down payment the day of auction, balance in 60 days or before. This auction is held under the terms provided by Attorney Paul Lapinski 215-249-3431.

Please visit our website at www.martinandrutt.com or Facebook or Instagram



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AUCTION BY: Martin & Rutt
Auctioneers, LLC AY2189-L
John J. Rutt II (717) 587-8906
Michael J. Martin (717) 371-3333
Cameron Rutt



AUCTION FOR:
EARL N. & ROSENE S. ZIMMERMAN

More info on other side



FRONT LIVING ROOM



VIEW FROM THE DECK



(2) BOX-STALLS



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