



(Honey Brook/Compass Area)



PUBLIC AUCTION

3-BDRM 2-BATH RANCHER * 2-BAY BARN/SHOP * 4.1-ACRES!
2014 HYUNDAI SANTA FE SPORT 106k * LOTS OF MECHANICS TOOLS
4-SIMPLICITY MOWERS * PERSONAL PROPERTY & FURNITURE
SAT. SEPT. 28, 2024 @ 9-AM/Real Estate @ 1:30 PM



1,120 SQ. FT. CUSTOM 3-BR RANCHER



3-BR RANCHER & BARN * 4.1-ACRES!



2014 HYUNDAI SANTA FE SPORT SUV

Located at: 144 Engletown Rd. Honey Brook, PA W. Caln Twp. Chester Co.

Directions: From Compass Rt. 340/10 take Rt. 10 N. 1-mi. to left on Lammey Rd. ½ mi. to left on Engletown Rd. to home on left.

Real Estate: consists of a custom 1,120 sq. ft. 3-bdrm rancher & barn/shop on 4.1-rural acres. Main floor includes a 12'x18' LR w/brick FP & bay window; covered front porch; painted cabinetry kitchen w/double oven, glass-top stove & DW; sit-up bar; dining area w/nice wraparound deck access; office/bedroom; 12'x16' BR #1 w/closet & access to deck; 12'x12' BR#2 w/closet; full bath; daylight lower level w/full bath/laundry combo; 28'x16' family room; 28'x14' utility rm, ground level access to patio area; oil HW heat; central AC; aux. wood stove; on-site well & septic; annual taxes: \$6,600. **Outbuildings:** a frame 20'x24' garage/shop has an Onan aux. LP generator; a 12'x18' utility barn; 8'x12' shed; nice macadam drive & parking area.

OPEN HOUSE: SAT. SEPT. 14 & 21 from 1-3 PM for info call/txt auctioneer @ (717) 371-3333

TERMS: 10% down day of sale, balance in 60-days. **Attorney:** Tom Fanning (717) 354-7700.

Note: *Well kept one-owner (1989) custom-built rancher w/small barn on a wooded 4.1-acre lot; private setting surrounded by farms & woodland. Home is in excellent move-in condition. Sellers are downsizing and motivated to sell.*

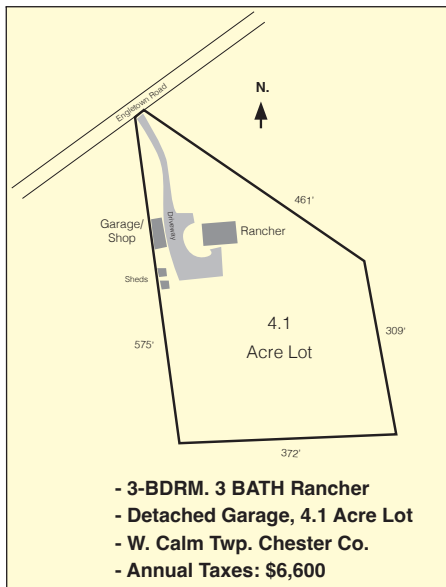
For Photos & Detailed Listing Visit www.martinandrutt.com

Vehicle: 2014 Hyundai Santa Fe Sport SUV AWD dark green, V-6, power loaded, 106k mi. nice clean car! (VIN #5XY2T3LB3G148948).

Shop Tools, Lawn & Garden: 4-Simplicity 4212 & 4208 garden tractors; Simplicity 8hp snow blower; EZ Split 3.5hp log splitter; Speedaire Compressor; Stihl 028 chainsaw; ProTech 8" drill press; Milwaukee HD hammer drill, sawzall & drill; S-K, Craftsman & Snap-On wrench & socket sets; speed wrenches; 2-tap & die sets; 3-laser level sets; leaf cart; wheelbarrow; ladders; 1.5-T floor jack; many rolls of electrical wiring; bolt bin; 5-cases of oil; scrap copper tubing, wiring & flashing; lots of hand & power tools; lots of tool boxes; Craftsman stacking tool boxes; Mountville #2 cast iron trough; new tarps; 3-greenhouse wagons; lawn & patio furniture; picnic table; plus much more!

Personal Property: 5-pc queen BR suite; washer & dryer; china hutch & ext. table w/8-chairs; 2-sofas; recliner; chest freezer; lots of home décor; kitchen & cookware items; plus much more not listed!

Terms: Cash, PA check, credit cards w/3% fee. Good food on site; sale held under the tent, bring a chair.



Updated Kitchen w/Bar



BR #1 w/Access to Deck



8hp Simplicity Snow Blower



Stihl 028 Chainsaw & Case

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



AUCTION FOR:
Kenneth E. & Mildred Byerly