



(Atglen & Smyrna Area)

# HYBRID PUBLIC AUCTION



**5-BEDROOM RANCHER \* .92-ACRE LOT \* VIEW \* 2-KITCHENS & 2-FULL BATHS**  
**1-CAR GARAGE \* REAR DECK \* PERSONAL PROPERTY \* BIG-DOG ZERO-TURN MOWER**  
**FRIDAY SEPT. 27, 2024 @ 3:00 PM \* R.E. @ 6:00 PM**



5-BR RANCHER



VIEW FROM REAR DECK



EAT-IN KITCHEN

**LOCATED AT:** 225 Upper Valley Rd. Christiana, PA 17509 \* Sadsbury Twp.

**DIRECTIONS:** From Rt. 372 in Smyrna, turn South on White Oak Rd, to first left on Upper Valley Rd, to property on the left.

**REAL ESTATE DETAILS:** A clean 5-bedroom Ranch style house w/ 1-car garage on .92-acre lot. House was built in 1989, has 1,232 sq. ft. on the main level plus a finished basement. Main level includes a 20'x 12' eat-in kitchen w/ Oak cabinetry, fantastic view from sink window & patio doors leading to rear wooden deck w/ view; 20'x 11' living room w/ front double-hung window & newer vinyl flooring; 3-bedrooms w/ closets; full bathroom; laundry room; attached oversized 1-car garage; concrete wheelchair ramp in front. Daylight basement has second full kitchen; recreation room; (2) additional bedrooms; second full bathroom; walk-out rear door; utility room. Updated windows; on-site well & septic; water softener; LP warm air heat; LP domestic water heater; central A/C; Residential zoning; Octorara School District; total taxes approx. \$5,948.

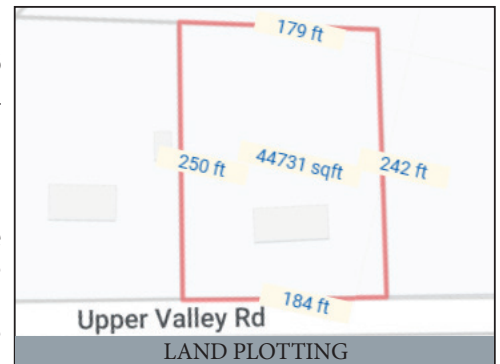
**OPEN HOUSE DATES:** Saturdays Sept. 14 & 21, from 1-3 PM. Call/Text Auctioneer 717-587-8906

**BRIEF TERMS:** \$30,000 down payment, balance in 60-days or before. This auction is held under the terms provided by Attorney Smoker & Gard 717-656-6717

**PERSONAL PROPERTY:** Big Dog Diablo zero-turn mower, model R754, w/ 54" cut, 230 hours; Whirlpool side-by-side stainless steel fridge (27 c.f.); 2021 5'x 8' utility trailer w/ lay-down ramp; Whirlpool front load washer & dryer; stainless steel microwave; 21 c.f. GE chest freezer; table w/ 10 boards & 6 chairs; tan Lazy-Boy lift chair; blue Lazy-Boy recliner; oak rolltop desk; pine hutch; bookshelves; antique benches; drysink; shelf clock; picnic table & 4 benches; oak carved dresser; oak bowside china closet; family blanket chest; hickory rocker; file cabinet; queen size bedroom suite & mattress set; Electrolux sweeper; cottage style dresser; double bed & mattress set; folding chairs; homemade shutter table; antiques & collectibles; 2-hole corn sheller; bike rack; Jackson wheel barrow; poly lawn trailer; Parker lawn sweeper; Bostitch 6 gal. air compressor; Stihl weed trimmer; Stihl battery blower; corn hole boards; cast iron frying pans; china dinner sets; car ramps; general mechanic tools; wooden soda crates; ratchet straps; barbeque chicken rack; charcoal grill; nice hand tools; puppy heated pads; heated water buckets; general household items; plus more items unlisted.



BIG-DOG MOWER



LAND PLOTTING



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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:**  
**THOMAS E. MILLER ESTATE**