



(Fivepointville Area)

# PUBLIC AUCTION



1.1-ACRE LEVEL LOT \* SOME WOODED \* FINISHED BASEMENT  
3-BEDROOMS \* OPEN KITCHEN & DINING AREA \* VERY CLEAN \* 1.5-BATH  
FURNITURE, WOODWORKING TOOLS, PERSONAL PROPERTY \* TRAILER

**SATURDAY, MAY 17, 2025 @ 9-AM \* R.E. @ NOON**



3-BEDROOM RANCHER



OPEN KITCHEN & DINING AREA



OAK CURIO & CHINA



10-GALLON MILK CAN

**LOCATED AT:** 1331 Woodland Circle, Denver, PA 17517 \* Brecknock Twp.

**DIRECTIONS:** From Rt. 897 North of Fivepointville, turn West on Woodlyn Dr, to first road right, to second property on the left.

**REAL ESTATE DETAILS:** A very clean, well maintained Ranch style house w/ 3 bedrooms and 2 car garage on 1.1-acres. House was built in 1971 and has 1,248 sq. feet on the main level; includes 28'x 11' kitchen & dining area w/ nice oak custom cabinetry, all appliances, eat-at counter, sink window that looks over a secluded backyard; inside the front door is 20'x 11.5' living room w/ bay front window & warm brick fireplace; rear patio doors lead to 16'x12' back deck w/ treks flooring, offering a relaxing spot to unwind; 12'x 11' bedroom #1 w/ closet and private access to common area full bathroom w/ step-in shower; 11.5'x 11' bedroom #2 w/ closet; 11.5'x 11' bedroom #3 w/ closet; 21'x 20' 2-car attached garage; half bathroom. Lower level has 21'x 30' finished recreation room w/ chair rail; large storage/utility room w/ storage shelves; laundry hookup; sump-pump pit; outside Bilco door. Desirable Propane 1,000 gal. tank; propane house heater; elec. baseboard heat; public sewer; private well w/ water softener & filtration system; updated 200-amp elec. service; updated domestic water heater; desirable Brecknock Township; E-Lanco School District; very reasonable taxes approx. \$3,095. Property also includes a 20'x 16' work shed w/ electric service for woodshop. A very desirable property, please come prepared to buy.

**OPEN HOUSE DATES:** Saturdays April 26 & May 10, from 1-3 PM. Call/Text Auctioneer 717-587-8906

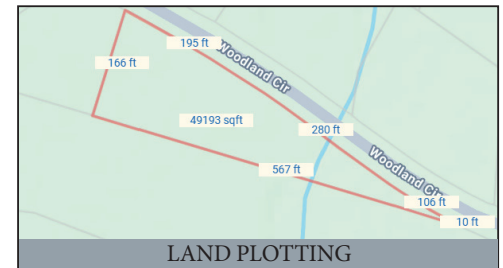
**BRIEF R.E. TERMS:** 10% down the day of auction, balance in 60-days or before. This auction is held under the terms provided by Attorney Glick, Goodley, Deibler & Fanning 717-354-7700. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however buyer is responsible to verify any/all written information before bidding.

**PERSONAL PROPERTY:** Carved oak queen size bed & mattress; oak dresser & mirror; local made oak drysink; oak hall table; oak glider rocker; chocolate colored double reclining sofa; tan recliner; chocolate colored recliner; oak curio china closet; (4) oak barstools; oak bookshelf; cherry bench; pair of white students desk; cedar blanket chest; Riccar sewing machine; 7' pool table & accessories; (4) kitchen chairs; tan sofa & loveseat; oak tv stand; patio table w/ 6 folding chairs; Speed Queen washer & dryer; 2 window air conditioners; dehumidifier; parlor table; Longaberger baskets; Longaberger china; Pyrex glassware; sm. kitchen appliances; sm. china collectibles; (7) peanut butter glasses; everyday glassware; stainless steel kettles; Pampered Chef items; Keurig coffee maker; iron frying pans; jewelry & wrist watches; Kenmore sweeper; decorative items; kerosene lamps; double wedding ring quilt; soft goods; board games; misc. wall pictures; John Deere Ertl tractors; 10-gallon milk can; card tables; 1,000 piece puzzles; Ertl road grater; boxes of Christian reading books; Moses Horning genealogy book; Emmanuel Brubacker genealogy book; Pleasant View of Martindale #87 book; plus unlisted items.

**GARAGE & SHOP ITEMS:** 10' utility trailer w/ tilt body; Trek mountain bike; 9-hp Craftsman snow blower; Stihl FS-36 weed trimmer; Stihl 0-15 chainsaw in case; 10" Craftsman table saw; 6" Craftsman joiner; Craftsman self-propelled mower; Shop Fox 10" lathe model #W1752; Craftsman radial arm saw; 6" bench grinder; Makita circular saw; Bostitch air-nailer; dovetail jig; combination sander; lawn game; step ladder; 24' aluminum ext. ladder; cherry rough cut lumber; miter saw; sm. power tools; lawn dump trailer; brass quoits; 7' picnic table; swing on tripod; double-wheel wheel barrow; lawn de-thatcher; runner sled; fire wood; Kabar hatchet; 24" aluminum pipe wrench; 4,500-lb. floor jack; lawnmower ramps; buck saw; 2-man saw; Gold's Gym weight set; 12-gallon shop vac; misc. tools; hardware & unlisted items



WOODWORKING TOOLS



LAND PLOTTING

**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:**

**CLAIR M. MARTIN**