(North Bowmansville Area)

HYBRID PUBLIC AUCTION

1790's "LOG CABIN" STYLE HOUSE w/ RECENT ADDITION
3-BR * MUSEUM FEEL w/ MODERN AMENITIES
1.7-ACRES w/ POND * 28'x 40' DETACHED 3-BAY SHOP

WEDNESDAY JUNE 4, 2025 @ 6:00 PM

1790'S LOG HOUSE

NEWER ADDITION

STUNNING FRONT PORCH

LOCATED AT: 1606 Reading Rd. Mohnton PA 19540 * Brecknock Twp * Lancaster County

DIRECTIONS: From Rt. 625 in Bowmansville, travel North for 1.5-miles to property on the right. Buildings are situated back off the road.

REAL ESTATE DETAILS: The current owners of the house have completely renovated this "Log Cabin" style house while keeping all its history/charm including a 3-year-old addition integrated into the same time period. It feels like a museum, but includes all the current comforts to make it more day-to-day friendly. The original part of the house was built between 1790-1800 w/ a later kitchen addition and a third spacious addition in 2022, it is like stepping back in time. House has approx. 2,640 sq. ft.; 23'x 12' kitchen/dining cabinetry incorporated old cupboards & wooden boxes to fit the time period, includes some Appliances & org. log wall; 2022 great room 25'x 23' addition is post/beam construction, fireplace mantle, 15' cathedral ceiling; powder bathroom; 23'x 12' adjoining room w/ remarkable walk-in org. stone fireplace & stairway banister; 23'x 14' living room w/ log walls, exposed ceiling & storage closet; 11'x 6' main level laundry room w/ sink & storage; inviting front & rear covered porches; 20'x 6' rear concrete patio. Second level has 16.5'x 12' landing area; 14'x 11.5' primary bedroom w/ primary 11.5'x 9' walking closet w/ windows; noteworthy full bathroom w/ tub shower & storage; 14.5'x 11.5' bedroom #2; 14.5'x 11' bedroom #3; attic storage; new addition basement has unimproved room. Two new heat-pumps & A/C in 2022; new windows thru-out; plank wooden flooring thru-out; central vacuum system; Wi-Fi setup; private well; public sewer; desirable Eastern Lancaster County School District; taxes approx. $3,593.

DETACHED GARAGE: A concrete block 28'x 40' garage & shop; has plenty of room for vehicles, (1) 12'x 9' overhead door & (1) 9'x 7' overhead door; concrete floor; electric service.

AUCTIONEER NOTE: A rare opportunity to live in a "Log Cabin" style house restored in all its glory w/ modern amenities for luxury living. Property has large pond beside the road so the buildings can set back away from traffic. Truly a must-see property if you enjoy the "Late Revolutionary" part of American history. Please see website for many photos.

OPEN HOUSE DATES: Saturdays May 17 & 24, from 1:00 – 3:00 PM. Call/Text Auctioneer 717-587-8906.

BRIEF TERMS: 10% of sold price down the day of auction, balance in 60 days. 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.

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

BACK OF HOUSE

Scan to view

CENTRAL A/C

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

MARTIN & RUTT AUCTIONEERS

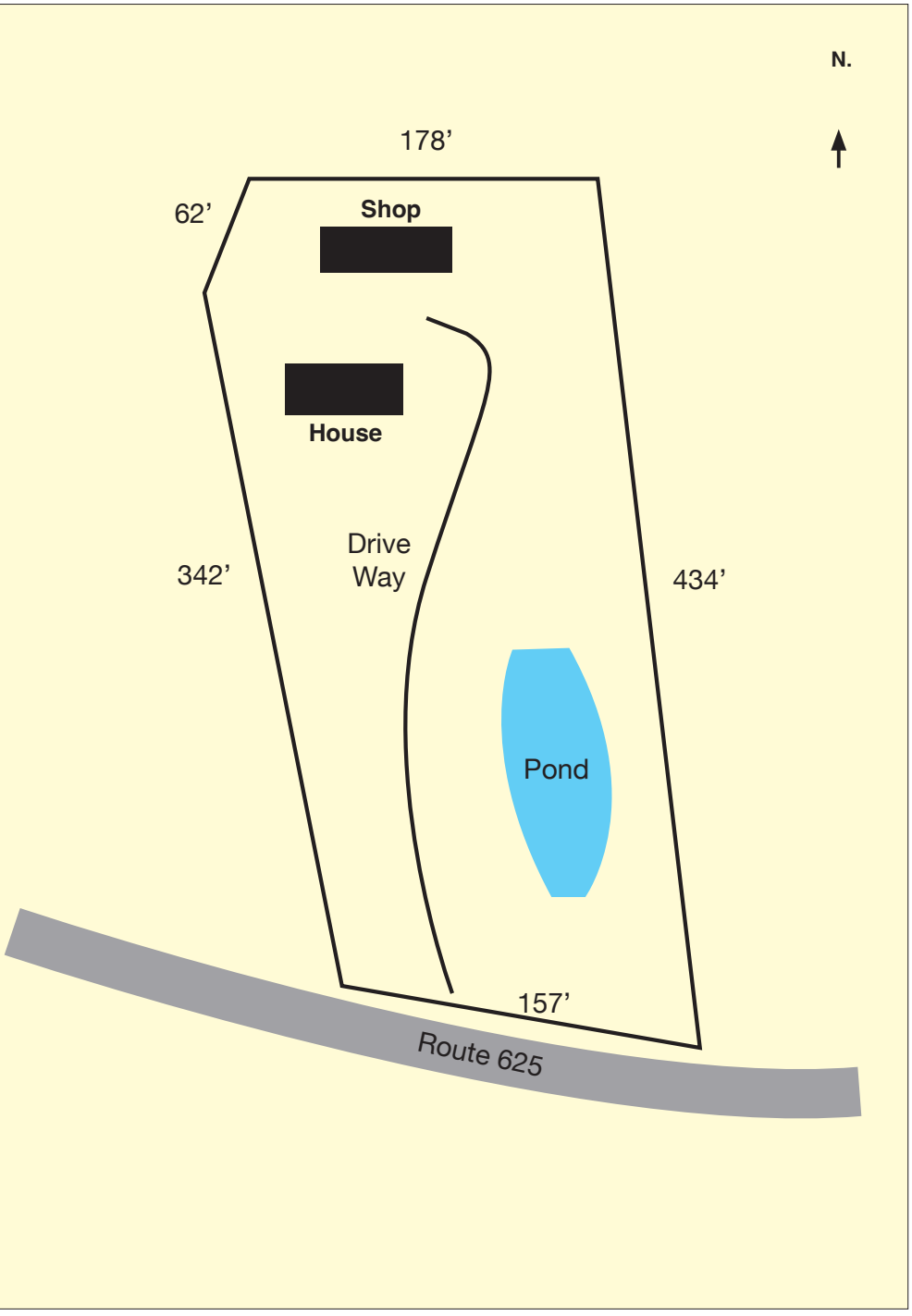
AUCTION FOR:
MERVIN & LISA MARTIN

More info on other side

28'X 40' SHOP

PICNIC AREA

KITCHEN & DINING AREA



ANTIQUE KITCHEN CABINETRY

NEWER ADDITION

LIVING ROOM IN LOG HOUSE

WALK-IN FIREPLACE

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