



(Hopeland Area & Middle Creek Project-70)

PUBLIC AUCTION



10.3-ACRES * STREAM * SECLUDED & MOSTLY WOODED
CLEAN 2-STORY HOUSE w/ 5-or-6 BEDROOMS * NICE STONE WORK OUTSIDE
PARK-LIKE-SETTING * GOOD WHITETAIL HUNTING * STONE PLAYHOUSE & CHAPEL

WEDNESDAY MAY 28, 2025 @ 6:15 PM



PARK-LIKE SETTING



STREAM & POOLING AREAS

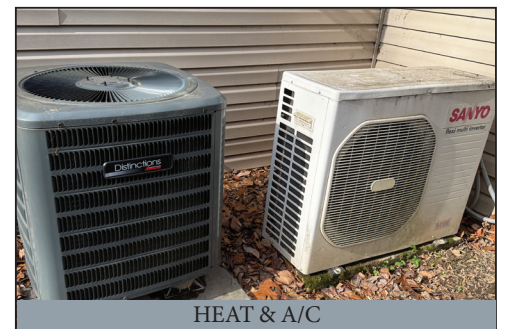


FRONT YARD

LOCATED AT: 120 Mountain Spring Rd, Stevens PA 17578 * Clay Twp

DIRECTIONS: From Rt. 322 in the town of Clay, turn North on N. Clay Rd (at Fox Creamery), go to stop sign in Hopeland and turn right on Hopeland Rd, ¼ mile to left on Sun Valley, ¾ mile to left on Mountain Spring Rd. to property on the left.

REAL ESTATE DETAILS: A very nice and clean Contemporary 2-story house w/ 5 or 6 bedrooms & 3-full bathrooms on a fantastic 10.3-acre paradise. House was custom built in 1974; low-maintenance vinyl siding; has approx. 3,464 sq. ft.; main level includes an inviting spacious front covered porch w/ ceiling fans; 19'x 17' "sit-in" front door foyer w/ impressive real stone fireplace & propane insert; 25'x 21' eat-in kitchen w/ all appliances, propane cook-top, abundant cherry cabinetry, eat-at counter island, double glass doors to small rear patio; 14'x 9' office (or main level bedroom) w/ exposed brick wall, flag-stone floor & door to outside front porch; 22'x 17' living room w/ real stone fireplace, propane insert, 15' vaulted beam ceiling, large front bay window, rear entrance to small porch; full bathroom #1 12'x 5 w/ shower; utility room. Two sets of stairs to second level, BR #1 13'x 12'; BR #2 13'x 12'; BR #3 14.5'x 13'; BR #4 11.5'x 11.5' w/ closet; BR #5 11.5'x 11.5'; full bathroom #2 13'x 7' w/ tub shower & laundry area; full bathroom #3 9'x 6' w/ shower. This custom-built house does not have a basement; main level heated/cooled w/ mini-splits & propane fireplaces; second level forced air propane & central A/C; on-site well & septic; "Martins" drinking water system; good roof; desirable Clay township; Ephrata Area School District; double-door storage shed; total taxes approx. \$4,557



HEAT & A/C



Scan to view

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:
KENT L. & DORIS A. WITMER

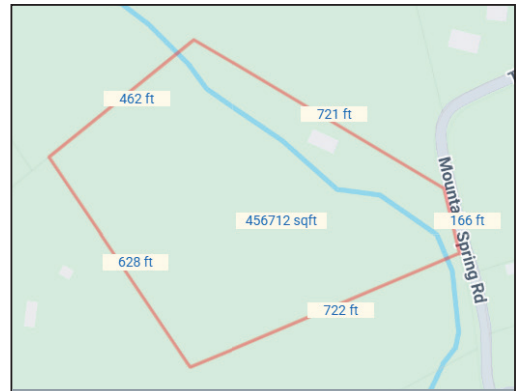
More info on other side



FOYER & LIVING AREA



LR FRONT BAY WINDOW



LAND PLOT



HUGE EAT-IN KITCHEN



OFFICE OR BEDROOM



LARGE FULL BATHROOMS



LARGE KITCHEN ISLAND



ROOMY BEDROOMS



SIT-IN FRONT FOYER

AUCTIONEER NOTE: Truly a must-see property! Front yard has a stone-walled stream and stone pillars for a pavilion (only needs rafters & roof). Beautiful real stone chapel & sitting area. Real stone playhouse (needs TLC), all situated on a secluded 10.3-acre wooded property. Buyer has the option to purchase all furniture after the auction. Property has timber value and excellent Whitetail deer hunting! Shares a property pin with PA Game Land #46. Selling adjoining 18.8-acres also, same evening.

JOHN DEERE TRACTOR: After real estate John Deere 4210 tractor w/ front loader & back-hoe attachment.

OPEN HOUSE DATES: Wed. May 14 & Mon. May 19, from 5-7 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 being held under the terms provided by Attorney Tony Schimaneck 717-299-5251. 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.

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



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