



(South Groffdale Area)



# PUBLIC AUCTION

**CLEAN BRICK CAPE-COD STYLE HOUSE \* 5-BEDROOMS  
DETACHED GARAGE/SHOP \* .56-ACRE LOT \* SOUTH VIEW  
100's OF BOOKS \* HOUSEHOLD ITEMS \* 5'x 8' TRAILER  
SATURDAY OCT. 18, 2025 @ 8:30 AM \* R.E. @ 1-PM**



BEAUTIFUL PROPERTY



FRONT COVERED PORCH



DETACHED GARAGE/SHOP

**LOCATED AT:** 505 Musser School Rd. Leola, Pa 17540 \* Upper Leacock Twp

**DIRECTIONS:** From Rt. 23 East of the town of Groffdale, turn South on S. Groffdale Rd, to left on Musser School Rd, to property on the left.

**REAL ESTATE LISTING:** A very clean red brick Cape-Cod style house w/ 5-bedrooms & detached garage/shop on .56-acres. Property has a view over farmland to the south. House was built in 1968; has 2,280 sq. ft. plus a large basement; main level has 16'x 13.5' eat-in kitchen w/ abundant custom Maple cabinetry, oversized walk-in pantry, sink window; open to 15'x 14.5' family room w/ built-in corner cabinet & hearth; 15.5'x 13.5' living room w/ large bay window; primary bedroom w/ his/her closets; BR #2 15'x 10.5' (currently office) w/ closet; full bathroom w/ tub/shower & large vanity; 13'x 12' mud room w/ laundry hook-up & wash sink; 11.5'x 7' all-season room; beautiful front covered porch. Second level has BR #3 14'x 12.5' w/ double closets; BR #4 11'x 11' w/ closet; BR #5 13.5'x 12.5' w/ double closets; half bathroom; hall closets; eve storage. Basement has 31'x 30' open area for in-home business, covered outside entrance; 25'x 10' utility room w/ canning shelves. Electric baseboard heat w/ possible propane assist, on-site well w/ softener, UV-light, reverse-osmosis, cooler; large cistern w/ separate faucet; on-site septic; good roof; tilt-in windows.

**DETACHED SHOP/GARAGE:** A custom built 2-story workshop & garage. 23.5'x 22' 2-car garage is insulated; book business was in 24.5'x 12 workspace w/ L-shaped 18'x 12' addition, insulated, elec heater fan, A/C, work-at counters; storage area on second level; (2) storage sheds; Conestoga Valley S.D.; garden area; charming flowerbeds; zoned AG w/ variance for in-home business; taxes approx. \$5,287. A country property w/ farmland in the front & back, beautiful southern farmland views.

**OPEN HOUSE FOR REAL ESTATE:** Saturdays Oct 4 & 11, from 1-3 PM. Call/Text Auctioneer 717-587-8906

**PERSONAL PROPERTY:** 2016 Burkholder utility trailer 5'x 8' w/ lay-down ramp; Chandler & Price 37" paper-shear w/ electric motor; Challenge 24 hydraulic electric paper shear; PLANAX double-fan adhesive binder machine; Gestetner DSm-725 copier; CSL-2700 lamination machine; oak bookcase double bed; oak & maple chest of drawers; maple double bed & mattress; microwave & stand; blanket chest;



Scan to view



FARMLAND VIEWS



PRIVATE BACK YARD



OVERSIZED KITCHEN

**AUCTION BY: Martin & Rutt**

**Auctioneers, LLC AY2189-L**

**John J. Rutt II (717) 587-8906**

**Michael J. Martin (717) 371-3333**

**Cameron Rutt (717)-875-6032**



**AUCTION FOR:  
CHRIST R. & ELSIE A. BEILER**

**More info on other side**





(South Groffdale Area)



# PUBLIC AUCTION

**CLEAN BRICK CAPE-COD STYLE HOUSE \* 5-BEDROOMS  
DETACHED GARAGE/SHOP \* .56-ACRE LOT \* SOUTH VIEW  
100's OF BOOKS \* HOUSEHOLD ITEMS \* 5'x 8' TRAILER  
SATURDAY OCT. 18, 2025 @ 8:30 AM \* R.E. @ 1-PM**



LIVING ROOM INTO KITCHEN

round end table; oak executive desk; metal office desk; oak hall table; tan swivel rocker; glider rocker; 8' folding bench; (2) window air conditioners; slate chalkboard; swivel bookracks; peanut butter glasses; boxes of puzzles; framed pictures; wooden barn & animals; local calendars; several chicken on nest dishes; alum. folding mower ramps; charcoal grill; lawn trailer; wooden ladder; Troy-bilt "horse" tiller; 14 gal. orchard sprayer; file cabinet; Atlas spindle shaper; sm. drill press; older table saw; plus more unlisted.



BURKHOLDER TRAILER



FAMILY ROOM

**BOOK LISTING:** A few hundred lots of books including .....Matthew Henry Commentary 6 vol. set; International Bible Encyclopedia 5 vol. set; Eastern Mennonite Testimony (bound volumes) Volumes 3,4,5,6,7, 1979 – 2004; Christan Contender (bound) 16 volumes 1979-2006; The Treasury of David 3 vol. set; The Reformers and Their Stepchildren; The Church of our Fathers; Ready Scriptural Reasons; Studies in the Sermon on the Mount; 8 vol. McGuffey Readers; 16 vol. Encyclopedia of Gardening; The Prince of the House of David; The Book of Virtues; God and Uncle Dale; There Have to Be Six; River of Glass; Beyond the Trail; J is for Janette; The Drummer's Wife; Children of Ephrata; Out of the Storm; Rod and Staff, CLP, CAM, Pathway and other Publishers. Bound volumes of: Young Companion, Family Life, Country, Birds and Blooms, Wildlife, Keepers at Home, Taste of Home. Much more unlisted. **BOOK PREVIEW FRIDAY OCT 17, FROM 3-7 PM**



HUNDREDS OF BOOK LOTS



BASEMENT RETAIL SPACE

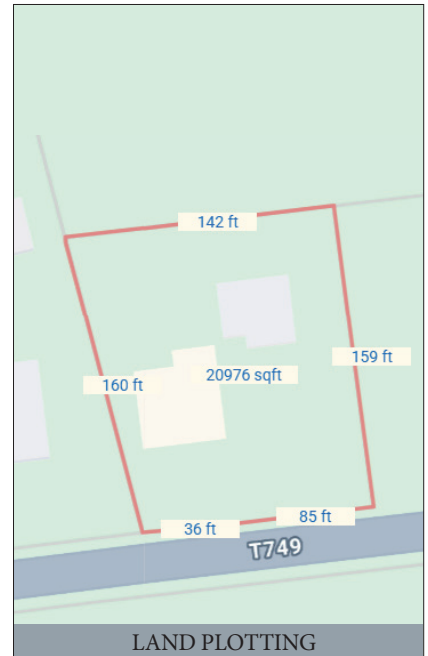
**BRIEF TERMS:** 10% down payment the day of auction, balance in 60-days. This auction is being held under the terms provided by Attorney Glick, Goodley, Deibler & Fanning 717-354-7700. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however buyer is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



37" PAPER SHEAR

Please visit our updated website [www.martinandrutt.com](http://www.martinandrutt.com) or Facebook or Instagram

OFFERING 1% FOR REGISTERED AGENTS \* INTERNET BIDDING AVAILABLE ON REAL ESTATE



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 (717)-875-6032



**AUCTION FOR:**  
CHRIST R. & ELSIE A. BEILER

More info on other side