



(Ephrata/Hinkletown/Hahnstown Area)

# PUBLIC AUCTION



**30.5-ACRE CROP/CATTLE/PRODUCE FARM**

**5-BDRM 2-BATH 2-STORY SANDSTONE HOME w/2-CAR GARAGE**

**2-STORY BANK BARN \* (2) 2-BAY GARAGES \* RUN-IN CATTLE SHED**

**NH 1/2 HP HIT-MISS ENGINE \* JD 955 4x4 TRACTOR \* 1962 CHEVY IMPALA w/327 V8**

**2005 TOYOTA CAMRY \* 3-PEDAL TRACTORS \* FARM EQUIPMENT \* ANTIQUES**

**THURSDAY, NOVEMBER 6, 2025 @ 3-PM**



2,698 SQ. FT. BANK BARN



5-BDRM 2-BATH SANDSTONE HOUSE



ATTACHED 2-BAY GARAGE

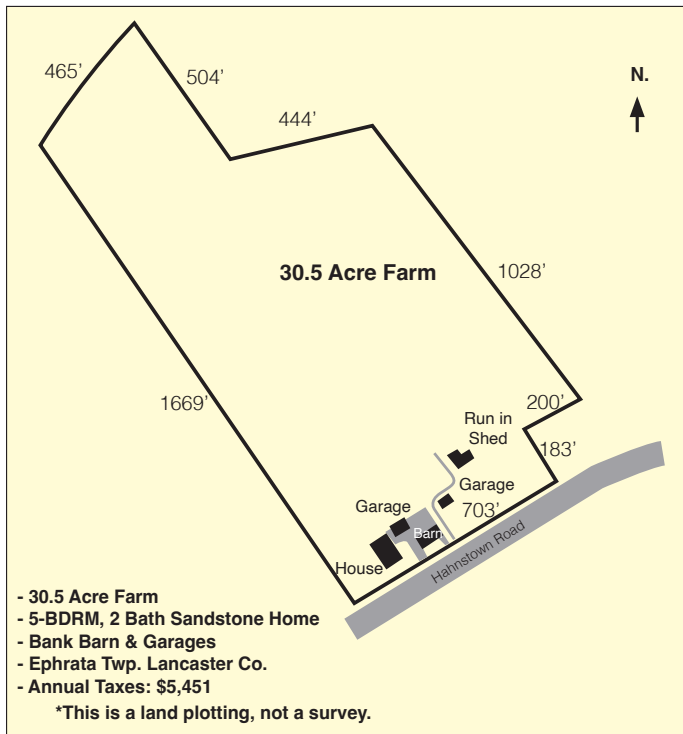
**Located at: 38 Hahnstown Rd. Ephrata, Pa. Ephrata Twp. Lancaster Co.**

**Directions:** From Ephrata 222/322 at Turkey Hill take Hahnstown Rd. N. 1/2 -mile to farm on left.

**Real Estate:** consists of a 30.5-acre crop farm w/5-bedroom 3,843 sq. ft. 2-story (1916) sandstone house w/2-car garage; (2) 2-bay garages; 2-story bank barn; pasture & run-in shed; zoned AG. Home features an elegant wrap-around porch; 20'x15' raised panel Cherry cabinetry kitchen w/

appliances; dining area; laundry w/W & D; full bath; attached 32'x25' 2-car garage; 22'x11' living room; 12'x12' master bedroom; 12'x12' office/den; rich original Chestnut trim throughout; upper level has 4-bedrooms & full bath; attic storage; lower level 25'x22' family room; 24'x17' mechanical room; egress door; 2-zone oil furnace HW heat; 1,000 gallon fuel tank; on-site well & septic; architectural slate roof; annual taxes: \$5,451. **Outbuildings:** a 2,698 sq. ft. 2-story bank barn w/shop & 3-garage bays plus 36'x52' gym/volleyball court; (2) 2-bay garages; a 20'x14' summer house; 20'x30' run-in shed & 4-acre pasture w/stream; 25-acres tillable land.

**Open House: Sat. Oct. 18 & 25 from 1-3 pm for info call/text auctioneer @ (717) 371-3333.**



6'X52' GYM/VOLLEYBALL COURT



2-BAY CONCRETE BLOCK GARAGE



2-BAY FRAME METAL SIDED GARAGE



20'X30' RUN-IN STYLE ANIMAL BARN

**AUCTION BY: Martin & Rutt**  
Auctioneers, LLC AY2189-L  
Michael J. Martin (717) 371-3333  
John J. Rutt II (717) 587-8906  
Cameron J. Rutt (717)-875-6032



**AUCTION FOR:**  
Lloyd Z. &  
(the late Alta K.) Sensenig

**More info on other side** ➡





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**2-STORY BANK BARN \* (2) 2-BAY GARAGES \* RUN-IN CATTLE SHED**  
**NH ½ HP HIT-MISS ENGINE \* JD 955 4x4 TRACTOR \* 1962 CHEVY IMPALA w/327 V8**  
**2005 TOYOTA CAMRY \* 3-PEDAL TRACTORS \* FARM EQUIPMENT \* ANTIQUES**

**THURSDAY, NOVEMBER 6, 2025 @ 3-PM**



1/2 HP NEW HOLLAND HIT MISS ENGINE



JOHN DEERE 955 4X4 TRACTOR



1962 CHEVY IMPALA COUPE

**Terms:** \$100,000.00 down day of sale, balance in 60-days. **Attorney:** Glick, Goodley, Deibler & Fanning LLP (717) 354-7700.

**Note:** *Outstanding highly productive 30.5-acre crop farm w/gentle southern slope; beautiful sandstone home w/rich original trim, tasteful décor throughout! Absolute move-in ready condition; meticulously maintained outbuildings & grounds located in the heart of eastern Lancaster Co!*

For photos & detailed listing visit [www.martinandrutt.com](http://www.martinandrutt.com)

**\*\* THESE ITEMS SELL FOLLOWING THE REAL ESTATE \*\***

**VEHICLES:** 2005 Toyota Camry LE Sedan, black, V6, cloth, power loaded, 114k mi, 5-26 inspection, nice car, VIN#4T1BF32K25U097625; 1962 Chevy Impala Coupe 327 V8, black, hardtop, 54k mi, extra Chevy 283 V8 engine, good condition, VIN#21847F256096.

**TRACTOR, FARM EQUIPMENT & ANTIQUES:** New Holland ½ hp hit-miss engine #5927 (nice!); (2) Kurtz Foundry binder tongue wheels; early New Holland grinder/mixer w/ original paint & stencil; detailed small replica sleigh, maroon w/gold trim; JD 955 4x4 DSL tractor 925hrs w/cab & 70A loader; 3-pt scraper; pallet forks; snow blade; Woods SB60 PTO snow blower; JD 7' 3-pt. sickle-bar mower; MX54 Woods F23 zero-turn mower w/power blower & catcher, 717hrs, (new engine); Maxi-Power 25kw PTO generator; walk-behind potato plow; mobile scaffolding set; 16' 7000GVW IH dual axle trailer; 1976 3000GVW EZ 6'x8' mulch trailer; **STOELTING soft ice cream machine on SS cart (NICE!); 3-FARMALL pedal tractors!**



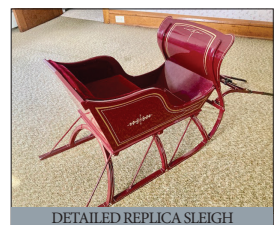
3-FARMALL PEDAL TRACTORS



2005 TOYOTA CAMRY SEDAN



MX54 WOODS F23 MOWER



DETAILED REPLICAS SLEIGH

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