



(Alleghenyville/Mohnton Area)



PUBLIC AUCTION

**3-BDRM 2-BATH 1,100 Sq. Ft. BRICK RANCHER * 1.13-ACRES
OAK CABINETRY KITCHEN * CENTRAL AC * 12'x16' GARDEN SHED
RESTORED FORD 8N TRACTOR * JD X324 48" LAWN TRACTOR**

FRIDAY, OCTOBER 17, 2025 @ 6:00 PM



1,100 SQ. FT. ONE-OWNER BRICK RANCHER



3-BDRM 2-BATH RANCHER * 1.13-ACRES!

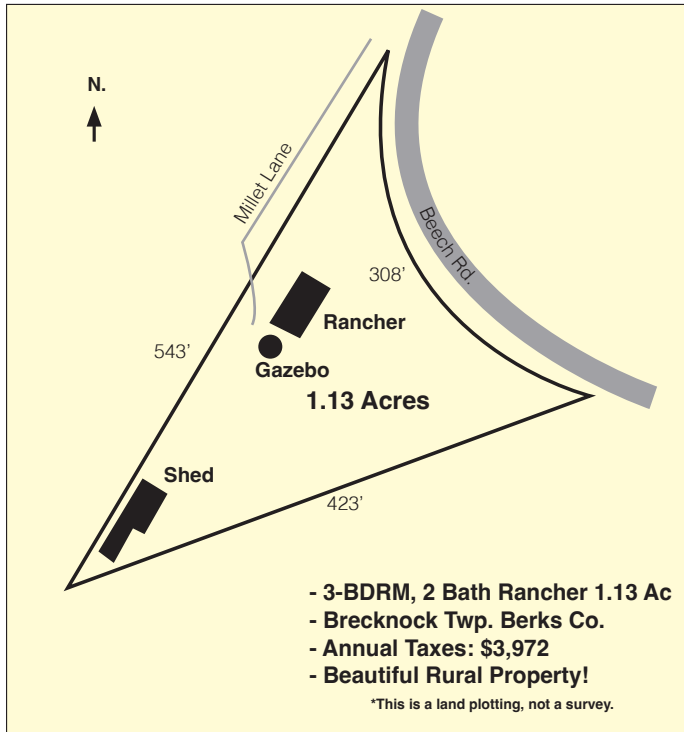


OUTSTANDING PANORAMIC FRONT YARD VIEW!

Located at 10 Millet Ln. Mohnton, Pa. Brecknock Twp. Berks Co.

Directions: From Rt. 625/568 Knauers follow Rt. 568 E. 3.5-mi. to left on Beech Rd. 1-mi. to home on left

Real Estate: consist of a one-owner custom built 1,100 sq. ft. brick & vinyl 3-bedroom 2-bath rancher on a rural 1.13-acre tract. Main floor features an eat-in style 13'x12' Oak cabinetry kitchen w/fridge, range & microwave; 22'x13' living room w/bay window & Berber carpet; full bath; BR #1) 16'x10.5' w/dbl closet & HW floor; BR #2) 13'x10.5' w/dbl closet; BR #3) 10.5'x9.5' w/closet & attic access; lower level has full bath; laundry w/mop sink; washer & dryer included; 18'x13' workshop; aux. LP wall heater; Bilco egress door; oil furnace & central AC; on site well & septic; water treatment system; Generac aux LP generator; 2-100 gallon LP tanks; annual taxes: \$3,972. **Outbuildings:** 16'x14' utility shed w/15'x35' lean-to; PVC gazebo; spacious lawn & garden area; rustic split-rail fence & wooded borders.



- 3-BDRM, 2 Bath Rancher 1.13 Ac
- Brecknock Twp. Berks Co.
- Annual Taxes: \$3,972
- Beautiful Rural Property!

*This is a land plotting, not a survey.

**Open House: Sat. Sept. 27 & Oct. 4 from 1-3 PM
for info call/text auctioneer @ (717) 371-3333.**

Terms: 10% down day of sale, balance due in 60-days. **Attorney:** Glick, Goodley, Deibler & Fanning LLP (717) 354-7700.

Note: Charming brick rancher situated on a rural 1.13-acre tract offering spectacular panoramic views! Desirable southern exposure; energy efficient low maintenance home, convenient one-floor living!

**Broker Participation Invited * Contact Auctioneer
(717) 371-3333**

TRACTORS: Restored Ford 8N tractor w/ scraper blade & John Deere X324 17.5hp 4-wheel steer, 48" cut lawn tractor sell immediately following the real estate.

For photos & details visit www.martinandrutt.com



RESTORED FORD 8N TRACTOR



JD X324 17.5HP LAWN TRACTOR



CUSTOM OAK KITCHEN



SPACIOUS LIVING ROOM

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



AUCTION FOR:
Mildred Kremp