



(Red Run/Fivepointville Area)



PUBLIC AUCTION

**4-BDRM 1,892 Sq. Ft. 2-STORY FARMHOUSE * 2.70-ACRES!
2-STORY HORSE BARN * 2-BAY GARAGE * POULTRY SHED**

**** HANDYMANS' SPECIAL * BUILDINGS NEED TLC ****

THURS, FEBRUARY 5, 2026 @ 4:00 PM



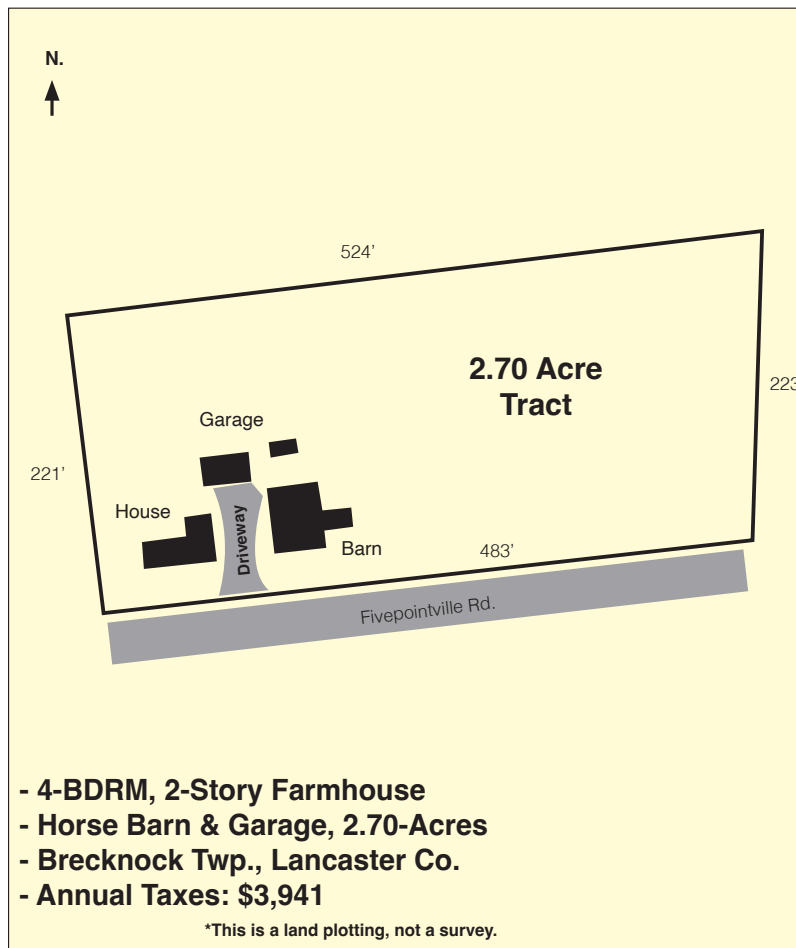
1800'S 4-BDRM FARMHOUSE



3-STALL 2-STORY HORSE BARN



24'X36' 2-BAY GARAGE/SHOP



Located at: 676 Fivepointville Rd. Denver, PA Brecknock Twp. Lancaster Co.

Directions: From Rt. 897 in Fivepointville take Fivepointville Rd. W. 1-mile to property on right.

Real Estate: consists of an 1,892 sq. ft. 2-story 1800's stone & frame home; 2-story frame horse barn; 2-bay garage/shop & shed on a level 2.70-acre tract. Home includes a 14'x19' kitchen/dining room combo w/wood cabinetry; 16'x15' living room w/deep window sills; 12'x13' laundry/mud room; 3-covered porches; upper level has 4-bedrooms & full bath; 2nd staircase; walk-up attic storage; unimproved basement w/oil furnace HW heat, 275 gallon fuel tank; on-site well & public sewer; annual taxes: \$3,941. **Outbuildings:** 2640 sq. ft. 2-story frame horse barn w/3-stalls, forebay & hay storage; 36'x24' 2-bay frame garage/shop w/man door; old frame poultry shed.

Open House: SAT. JAN. 17 & 24 FROM 1-3 PM For info call/text auctioneer @ (717) 371-3333.

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

Note: Rural 2.70-acre property offers ideal setting for farmette/homestead with 2.5-acres of level tillable land. Great property for horses or produce/greenhouse farming. Historic stone & frame home and barns are in need of TLC!

For photos & detailed listing visit www.martinandrutt.com

AUCTION BY: Martin & Rutt
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Cameron Rutt (717)-875-6032



AUCTION FOR:
Warren G. & Tina W. Mickley