



(Schaefferstown & Brickerville Area)



HYBRID PUBLIC AUCTION

**11.93-ACRE WOODED LOT * PASTURE & ANIMAL BARN
STUNNING CUSTOM LOG HOUSE * 3-BR * 3-CAR GARAGE
SET BACK FROM THE ROAD * USABLE OUT-BUILDINGS
THURSDAY JUNE 18, 2026 @ 7:00 PM**



CLEAN & COZY LOG HOUSE



FANTASTIC SECLUDED SETTING



OVERSIZED BACK YARD

LOCATED AT: 491 Sheep Hill Rd. Newmanstown PA * Heidelberg Twp.

DIRECTIONS: From Rt. 501 2-miles north of Brickerville, turn right on Fox Rd, stay left on Sunnyside Road, to left turn on Sheep Hill Road, to property on the right.

REAL ESTATE HOUSE DETAILS: If you love nature, wildlife, privacy, quiet and peaceful, you'll love this house! An inviting covered front porch overlooking a secluded 11.93-acre wooded lot; House has approx. 1,486 sq. ft. and is in absolute move-in ready condition w/ lots of natural lighting; step inside the front door to a 23'x13' living room w/ stone mantle & cathedral ceiling; house has been freshly painted throughout; 14'x10' kitchen w/ island & beautiful oak cabinetry; 12.5'x8' mud room *added in 2026*; 15'x13.5 primary bedroom w/ double closets & attached full bathroom w/ shower & double vanity; 13'x11' BR#2 w/ closet & ceiling fan; 15'x11' BR#3; main level bathroom has tub; 20'x20' recently finished basement; 12.5'x7.5' downstairs bathroom w/ shower & laundry; 15'x15' canning room; backyard features large paver patio & beautiful wood deck; heat; A/C; total taxes only \$5,948.

OUTBUILDINGS & DETAILS: Property also includes 39'x28.5' oversized 3-car garage w/ second level 38'x12' workshop; 30'x22' animal shed w/ lean-to & 2 rollup doors; a large pasture area for horses, beef cattle or pigs or sheep or goats or chickens or turkeys; 44'x24' open pole barn, 16'x13' firewood shelter, circle driveway; zoned "Agriculture". With its charming design and ideal location close to Rt. 501 & Rt. 897, this property is ready to welcome its new owners. Don't miss out on this opportunity!

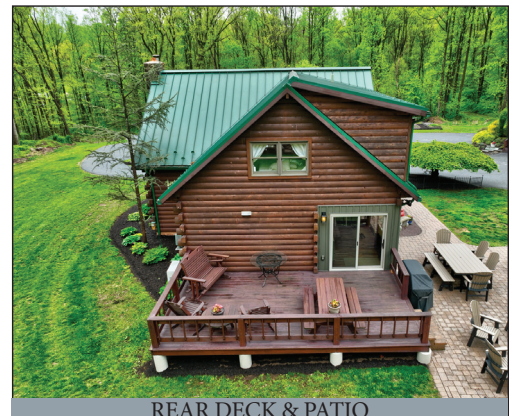
OPEN HOUSE DATES: Saturdays May 30 & June 6, from 1:00-3:00 PM & Thursday June 11, from 6:00-8:00 PM. Call/Text Auctioneer 717-587-8906.



Scan to view



3-CAR GARAGE & STORAGE



REAR DECK & PATIO

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



AUCTION FOR:
AUSTIN & AMY MARTIN

More info on other side



SHOWS BUILDING PLACEMENT



INVITING FRONT PORCH



CHARMING FRONT LIVING ROOM



BEAUTIFUL KITCHEN



LOFT BEDROOM



REAR MUDROOM ENTRANCE



LAND PLOTTING

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 Justin Bollinger 717-813-2150. 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

OFFERING BROKER PARTICIPATION TO REGISTERED AGENTS * ON-LINE BIDDING AVAILABLE

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