



(Schoeneck/Denver Area)



# PUBLIC AUCTION

**4-BDRM 3.5-BATH COLONIAL STYLE STONE HOME \* 11.20-ACRE TRACT!  
IN-LAW SUITE APARTMENT \* 3-BAY 2-STORY GARAGE/BANK BARN  
SATURDAY, AUGUST 8, 2026 @ 10:00 AM**



2,637 SQ. FT. 4-BDRM STONE HOME



CUSTOM BUILT STONE HOME \* 11.20-ACRES!



3-BAY 2-STORY GARAGE/SHOP/BANK BARN

**\*\* LIVE & ONSITE BIDDING AVAILABLE \*\***

**Located at: 400 Sandy Hill Rd. Denver, Pa. W. Cocalico Twp. Lancaster Co.**

**Directions:** In Schoeneck take W. Queen Rd. becomes Mt. Airy Rd. to right on Sandy Hill Rd. to property on left.

**Real Estate:** consists of a custom-built (1976) 2,637 sq. ft. stone & vinyl Colonial style home & 1,332 sq. ft. 3-bay garage/bank barn on a secluded partially wooded 11.20-acre tract. Main floor features a 23'x24' kitchen w/rustic wood cabinetry, SS fridge, DW & glass-top range; exposed beams; farm table; breakfast nook; sitting area w/brick FP; open staircase; 19'x12' master suite (new 2018) w/ spacious private bath, tile shower & 2-sinks, WIC; laundry w/Maytag W & D included; ½ bath; 10'x16' entry room w/brick floor & Columbia wood stove; upper level BR #1) 14'x16' w/closet; full bath w/claw-foot tub/shower; BR #2) 10'x14' w/closet; 21'x13' insulated unfinished bonus room; central AC/heat pump; covered front porch; finished lower level 1,181 sq. ft. in-law suite features a kitchen w/bar, SS fridge, DW & range; dinette area; mini-split AC; sunroom; HW flooring; bedroom w/closet; full bath w/tile shower; ground level entrance. **Outbuilding:** a 1,332 sq. ft. 2-story frame 3-bay garage/bank barn/shop w/inviting covered front porch; nice paved driveway parking area. On-site well & septic, annual taxes: \$5,454.

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

**Terms:** \$70,000 down day of sale, balance in 60-days. **Attorney:** Glick, Goodley, Deibler & Fanning LLP (717) 354-7700.

**Note:** *Outstanding rural property w/valuable amenities throughout this beautiful custom-built rustic style stone home; huge brick paver patio & parking area; valuable in-law suite; private partially wooded 11.20-acre tract ideally suited for a hobby farmer; one of a kind "must-see" showplace property w/stone walls & perennial gardens!*

FOR PHOTOS & DETAILED LISTING VISIT [www.martinandrutt.com](http://www.martinandrutt.com)

**ON-LINE & ONSITE BIDDING AVAILABLE \* BROKER PARTICIPATION OFFERED**



RUSTIC FARMHOUSE STYLE KITCHEN



(NEW 2018) MASTER BATH



(NEW 2018) MASTER BEDROOM



BRICK FP IN FAMILY ROOM

**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:  
Rick L. & Cozette L. Stover**

**More info on other side**



(Schoeneck/Denver Area)



# PUBLIC AUCTION

**4-BDRM 3.5-BATH COLONIAL STYLE STONE HOME \* 11.20-ACRE TRACT!  
IN-LAW SUITE APARTMENT \* 3-BAY 2-STORY GARAGE/BANK BARN**

**SATURDAY, AUGUST 8, 2026 @ 10:00 AM**



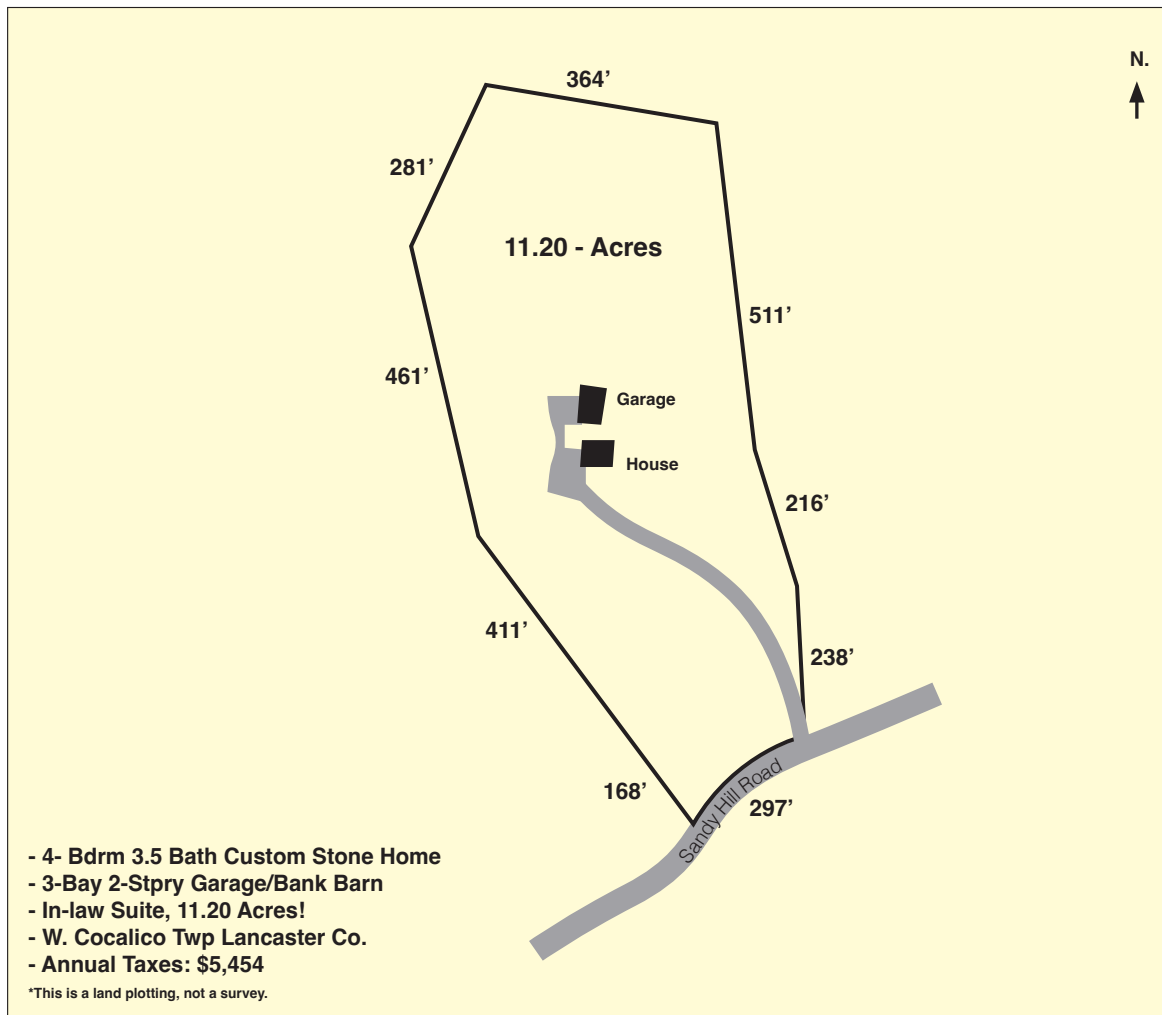
BRICK FLOOR ENCLOSED PORCH



IN-LAW SUITE 2ND KITCHEN



IN-LAW SUITE FAMILY ROOM



IN-LAW SUITE FULL BATH



COVERED FRONT PORCH ON GARAGE



PRIVATE 1.20-ACRE WOODED TRACT!

**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:**  
Rick L. & Cozette L. Stover

More info on other side