



(Clay Area)



PUBLIC AUCTION

OUTSTANDING VIEW FOR MILES

**1-OWNER CUSTOM-BUILT BRICK RANCHER * 3-BR's
3-CAR ATTACHED GARAGE * DETACHED SHOP/GARAGE
7.4-ACRES * HUGE FINISHED BASEMENT * CUSTOM KITCHEN
ZERO-TURN MOWER * TOOLS * PERSONAL PROPERTY
SAT. SEPTEMBER 26, 2026 @ 9-AM * R.E. @ 11:00 AM**



LOCATED AT: 705 E. Brubaker Valley Rd. Lititz, PA * Elizabeth Twp.

DIRECTIONS: From the village of Clay on Rt. 322, turn on E. Brubaker Valley Rd, to first driveway on the right.

REAL ESTATE DETAILS: A very clean, 1-owner custom built brick Rancher on a 7.4-acre w/ a view for miles. House was built in 2001 w/ approx. 2,300 sq. ft. Thoughtfully designed for both everyday comfort & refined entertaining, this impressive home offers sought-after first floor living, blending convenience with timeless elegance. Main level has 39'x 16.5' open-concept kitchen & living room area w/ beautiful oak kitchen cabinetry, 11.5' cathedral ceiling, lots of natural lighting, window over sink, new carpet, oak trim & chair railing throughout, window seats overlooking a breathtaking front-yard view! 13.5'x 13' primary bedroom w/ double closets, private access to 13'x 8' full bathroom w/ tub & shower, double vanity & tile floor; 13'x 11' BR#2 w/ double closet; 13'x 10' BR#3 w/ double closet; 16'x 13' formal living room w/ crown molding & triple hung front window; front door foyer w/ tile floor & large coat closet; 19'x 10.5' laundry/mudroom w/ full bathroom, storage cabinetry & door access to rear 28'x 20' paver patio; 36'x 27' heated 3-car garage connects to the house. Basement has 53'x 30' finished basement room w/ hearth propane heater; bilco concrete steps; 20'x 10' utility room; cold cellar; Central A/C; In-floor propane heat; central vac; 4-zone heating; underground 1,000-gal. tank; concrete poured walls; on-site well has Martins water filter system & water softener w/ UV light; on-site septic; 200-amp service; total taxes \$11,085.

**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:
LESTER S. &
MILDRED M. MUSSER**

More info on other side



IMPRESSIVE LANDSCAPING



3-CAR ATTACHED GARAGE



REAR PATIO



35'X 24' DETACHED GARAGE



BEAUTIFUL CUSTOM KITCHEN



FRONT LIVING ROOM W/ VIEW



OVERSIZED FINISHED BASEMENT



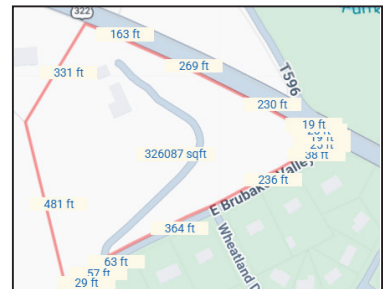
FORD 600 TRACTOR



REM 760 30.06 RIFLE



72" EX-MARK MOWER



7.4-ACRE LAND PLOTTING

DETACHED GARAGE/SHOP: Custom stick-built 36'x 24' detached garage/shop; brick/vinyl exterior; 7'x 9' overhead door; elec. service; steel roof; 4'x 36' covered porch, steps to second-level storage; second level access door.

AUCTIONEER NOTE: Outside, the property continues to impress. 24'x 10' covered front porch has a breathtaking view for miles! Beside is a well maintained koi pond w/ a flowing stream fountain & gazebo in the front yard! Desirable Warwick Schools; Elizabeth Twp; zoned Residential. **It's a rare blend of location, comfort, and possibility — one of Lancaster's best-kept secrets, hidden just up the hill yet moments from everything.**

OPEN HOUSE DATES: Saturdays Sept 12 & 19, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

PERSONAL PROPERTY LISTING: Remington model 760 30.06 rifle w/ Leupold scope & 2 clips; Remington model 870 12ga. Shotgun; JC Higgins model 43DL .22 long rifle; Ex-Mark 31-HP zero-turn mower w/ 72" deck, 1370 hours; Stihl BR-700 leaf blower (new in box); Ground Buster pulverized-lime drop spreader (1,000-lb); Honda HR215 lawn mower; Honda bed-edger by Trench-Master; Ford 600 tractor converted to 12-v, runs good, 660 #12308; rear scraper blade; 60" bush-hog 3-pt mower; Honda FR600 rear-tine tiller; Cummins 40" wood lathe; wooden ext. ladder; newer pull behind lawn aerator; Dewalt 1/2" corded hammer drill; live trap; 8' folding tables; drop spreader; Oliver pedal tractor; Massey Ferguson pedal tractor; air tired trike; speedway express wagon; Sears radial arm saw; repro wooden wheelbarrow (Good's store); chicken crate; solid oak table & 4 chairs; 2-pc. Vict. Bedroom suite; antique baby cradle; antique oak washstand w/ towel bar; pitcher/bowl set; solid oak 2-door cab; dozens of Winross trucks; misc. Tonka toys; dozens of Longaberger baskets; recliners; plaid sofa; painted bench; children's picnic table; puzzles/games; crocks; planters; misc. lanterns; runner sleds; toboggan; washer & dryer; Amana 30" gas stove; 30" electric stove; 50-gal. elec water heater; double boxspring & mattress; misc. old quilts; sheets of 1/2" plywood; oil lamps; personal property; plus more unlisted.

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 R. Douglas Good 717-354-4456. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however the buyer is responsible to verify any/all written information.

Website www.martinandrutt.com or Facebook or Instagram

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