

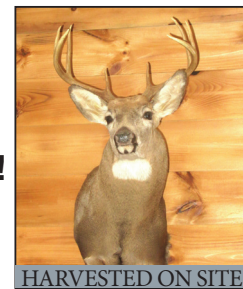
# PUBLIC AUCTION

**6.81-ACRE WOODED TRACT \* 2,000 Sq. Ft. HOUSE/CABIN  
EAT-IN STYLE KITCHEN \* 4-BEDROOMS & BATH (NEEDS TLC)  
SPORTSMANS PARADISE \* ALLEGHENY CREEK ON PROPERTY!**

**TUESDAY, AUGUST 25, 2026 @ 6:30 PM**



HARVESTED ON SITE



HARVESTED ON SITE



2,000 SQ. FT. CABIN/HOME



6.81-ACRE SPORTSMAN'S PARADISE



10'X16' UTILITY STORAGE SHED

**Located at: 1025 Green Hills Rd. (Rt. 568) Birdsboro, Pa. Robeson Twp. Berks Co.**

**Directions:** From Rt. 10 Green Hills take Rt. 568 N. 2.5-miles to property. OR, from Rt. 724 in Gibraltar take Rt. 568 S. 1-mile.

**Real Estate:** consists of a 2,000 sq. ft. 2-story frame dwelling, and a 10'x16' utility barn on a wooded 6.81-acre rural wooded tract. Main floor features an eat-in style kitchen, living room, full bath & 2-bedrooms; daylight lower level has 2-bedrooms; laundry/utility room w/oil furnace heat; covered front porch; attic storage; 10'x16' utility storage shed; on-site well & septic; annual taxes: \$3,224. Was most recently a rental @ \$900/mo. great potential for AirBnB, rental or residence. Valuable mature timber mix soft & hardwoods.

**OPEN HOUSE: SAT. AUG. 8 & 15 FROM 1-3 PM for info call/text auctioneer @ (717) 371-3333.**

**Terms:** \$30,000 down day of sale, balance in 60-days. **Attorney:** Glick, Goodley, Deibler & Fanning, LLP (717) 354-7700.

**Note:** Valuable rental house/cabin needs some TLC; rural rolling hills Berks Co. setting w/ Allegheny Creek running through the property providing great fishing spots and summer fun; permanent 2-man deer stand has proven to produce nice buck every year! Great private hunting property for deer & turkey! Seller is motivated to sell. Don't miss the opportunity to purchase this valuable property at auction price!

For Photos & Details Visit

[www.martinandrutt.com](http://www.martinandrutt.com)

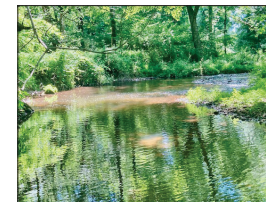
**\*\* Broker Participation Invited \* For Details Contact Auctioneer (717) 371-3333 \*\***



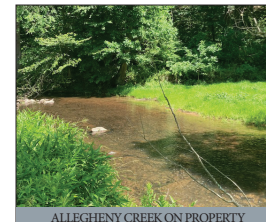
2-STORY CABIN/HOME



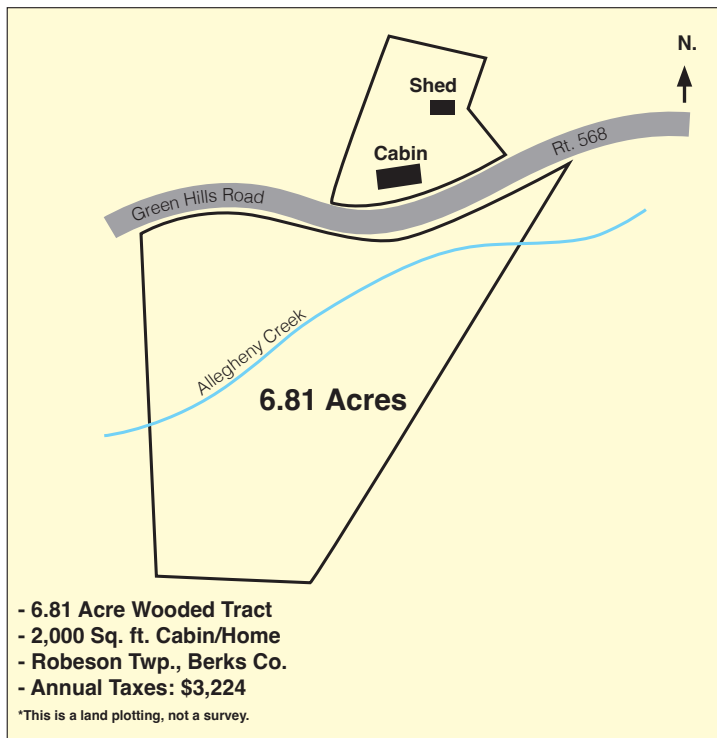
EAT-IN STYLE KITCHEN



2-MAN TREE STAND LOCATION



ALLEGHENY CREEK ON PROPERTY



**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:**  
Kenneth L. &  
Linda H. Zimmerman