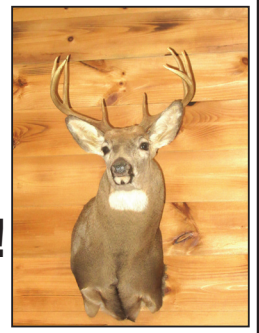




(Big Valley/Belleville Area)



PUBLIC AUCTION

2-BDRM 1-BATH REMODELED CABIN/RETREAT * 12.68-ACRES!
2-BAY CARPORT/PAVILION * SHED * NEW SOLAR POWER in 2025!
THURSDAY, AUGUST 27, 2026 @ 6:30 PM



2-BAY CARPORT/PAVILION BBQ PIT



2-BDRM REMODELED CABIN * 12.69-ACRES!

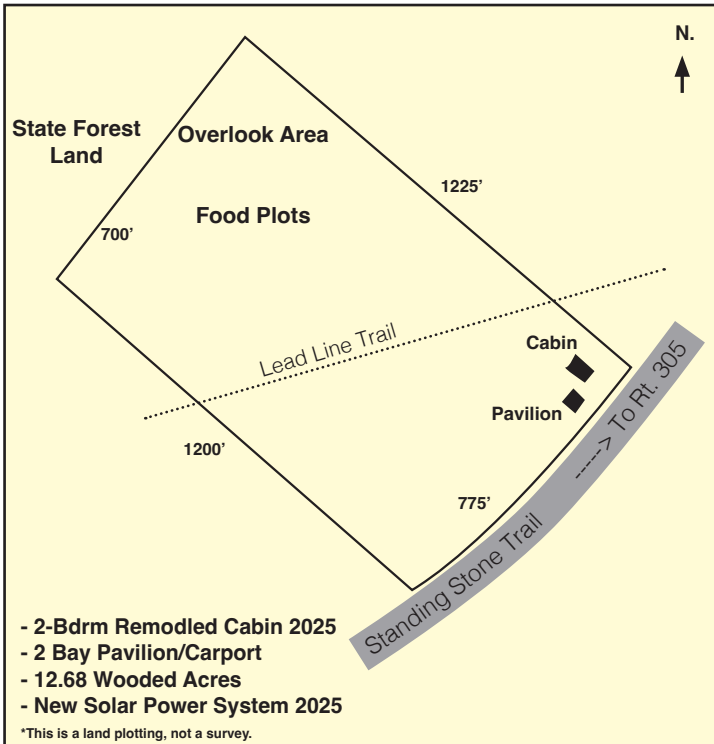


CABIN W/NEW SOLAR POWER SYSTEM (2025)

**** AUCTION HELD ONSITE @ 275 STANDING STONE TRAIL, BELLEVILLE, PA. 17004 ****

Directions: From Rt. 655 in Belleville, Pa. take (Greenwood Rd.) Rt. 305 W. to left on Mountain Top Rd. bear right to Standing Stone Trail go 1.5-miles to property on right just past the power line.

Real Estate: consists of a newly renovated (2025) 2-bedroom 1-bath frame 560 sq. ft. cabin w/2-bay carport/pavilion on a 12.68-acre wooded tract. Cabin includes a 19'x15' kitchen area w/new cabinetry, granite counter tops, SS gas range, SS electric fridge, live-edge slab bar w/4-barstools overlooking the covered 8'x16' front porch; LP stove heat w/circulator & stone hearth; sitting area w/large sectional sofa; BR #1) 11'x7' w/bed; BR #2) 8'x8' w/bunk bed & built-in cabinetry; new full bath; laundry w/washer & dryer; utility room w/LP water heater, well pump & complete new solar power bank/batteries; metal roof & siding, new insulated windows & doors throughout. **Outbuildings:** a 2-bay 520 sq. ft. carport/pavilion w/BBQ pit; 8'x12' utility shed; (2) on-site wells & septic system.



- 2-Bdrm Remodled Cabin 2025
- 2 Bay Pavilion/Carport
- 12.68 Wooded Acres
- New Solar Power System 2025

*This is a land plotting, not a survey.



KITCHEN W/GRANITE COUNTERS



LIVE EDGE SLAB BAR



SITTING AREA W/LP STOVE



NEW 2025 FULL BATH

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:** Allen Hench (717) 567-3139.

Note: Secluded off-grid setting offers awesome peace & quiet! Hunter's paradise w/deer, bear & turkey; 4-wheeler trails; property borders 1,000's acres State Forest Land and offers a tremendous panoramic view of the Big Valley! Ideal family size camp/retreat!

FOR DETAILS & PHOTOS VISIT

www.martinandrutt.com

*** OFFERING BROKER PARTICIPATION ***

*** CONTACT AUCTIONEER (717) 371-3333 ****

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:
Nathaniel J. Peachey