

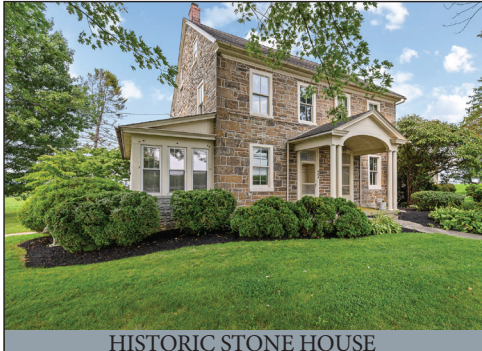


(Groffdale & Leola Area)



HYBRID PUBLIC AUCTION

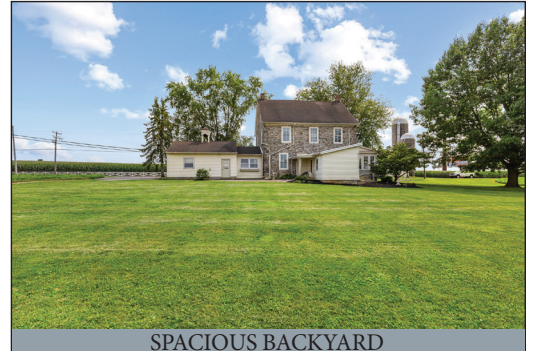
**BEAUTIFUL STONework ON 1750's ERA 2.5-STORY HOUSE
1.4-ACRE * HISTORIC DWELLING w/ 2-CAR ATTACHED GARAGE
GREAT STRUCTURE, NEEDS COSMETIC UPDATES & KITCHEN
THURSDAY OCTOBER 1, 2026 @ 6:00 PM**



HISTORIC STONE HOUSE



BEAUTIFUL DINING AREA



SPACIOUS BACKYARD

LOCATED AT: 429 E. Main St Leola, PA 17540 * West Earl Twp.

DIRECTIONS: Along Rt. 23 between Groffdale and Leola (close to Agriteer Equipment).

REAL ESTATE DETAILS: A stately 1750's-era real stone Colonial-style dwelling w/ newer attached 2-car garage on level 1.4-acre lot. House approx. 2,454 sq. ft.; has 2'ft. thick original stone walls, 9' ceilings, updated wiring, (rare) stone walls insulated on inside, (mid remodel with kitchen removed); 3-bedrooms; 4-fireplaces; house would make a fantastic spot for overnight guests. Main level has 15.3'x 15' formal dining room w/ mantle & fireplace; 17.2'x 15.3' formal living room w/ mantle & fireplace; 14.1'x 13' kitchen has window for sink (cabinetry is removed mid-remodel); 14.9'x 12.6' overflow room; charming 28.9'x 8.3' side sunroom w/ (14) windows; 15.3'x 10' office w/ exposed stone wall & large windows; attached 23.3'x 23' 2-car garage (no step into house); welcoming rear paver-stone patio; full bathroom; mud-room off the patio; laundry room; cheerful front covered porch. Step-up the original stairway to find 18.5'x 15.3' primary bedroom w/ mantle & fireplace; oversized walk-in closet; 15.3'x 14' bedroom #2 w/ fireplace; 12.8'x 11' bedroom #3; spacious full bathroom w/ double Corian sink, jacuzzi soaking tub, tile floor. Attic storage space. House has desirable hardwood flooring thru-out both levels; updated tight windows; good roof; brand new well (2026); water softener; oil furnace radiator heat (radiator needs repair); central A/C on main level (second level A/C needs repair); public sewer; zoned Agriculture; desirable Conestoga Valley Schools & West Earl Township; total taxes approx. \$6,308.

AUCTIONEER NOTE: A well-preserved original historic stone dwelling retaining most of its hand-crafted wood-work. House is mid-remodel and just needs a few finishing touches. Rare w/ 4-fireplaces, this house has stood for Centuries and will stand for many more years with a little TLC. Stonework is in excellent condition. Bring your imagination with you as you visit this staple of Historic Lancaster County. Tremendous view out the back of surrounding farmland.

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

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 Attorneys Glick, Goodley, Deibler & Fanning 717-354-7700. 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.

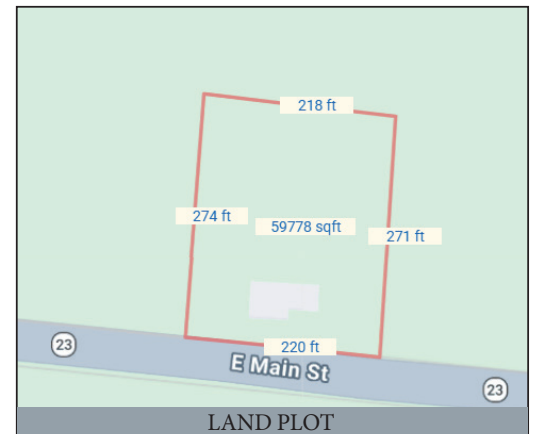
Please visit our website www.martinandrutt.com or Facebook or Instagram
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FIREPLACE IN PRIMARY BR



LAND PLOT

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:
ANNE (late Jeff) MARTIN