



(Bareville & Groffdale Area)



HYBRID PUBLIC AUCTION

CLEAN 3-BR BRICK RANCHER w/ GARAGE
.28-ACRE * OLDER FINISHED BASEMENT * HARDWOOD FLOORS
NEW J.D. RIDING MOWER * NICE TOOLS * HOUSEHOLD ITEMS
FRIDAY OCTOBER 16, 2026 @ 3:00 PM * R.E. @ 5-PM



CLEAN RANCHER



UPDATED KITCHEN



LIKE BRAND NEW

LOCATED AT: 14 S. Farmersville Rd. Leola, PA 17540 * CV Schools

DIRECTIONS: From Rt. 23 in the Bareville area, turn North on S. Farmersville Rd, to property on the left.

REAL ESTATE DETAILS: A clean Rancher w/ 3-bedrooms & attached 1-car garage on .28-acre lot. House was built in 1964, has 1,120 sq. ft. (plus basement). Main level includes 19.5'x 12' kitchen/dining area w/ Oak cabinetry, all appliances, sink window, double-hung window; 16.6'x 12.5' front living room w/ Bay window; full bathroom w/ step-in shower; 12.5'x 11' BR #1 w/ closet; 11'x 9' BR #2 w/ closet; 10'x 10' BR #3 w/ closet; hall closet; hardwood floors thru-out main level; 22.5'x 12.5' attached 1-car garage; laundry hook-up includes nice washer & elec dryer; 14.5'x 11.5' rear workshop addition w/ patio door to charming covered rear patio; spacious rear storage shed. Basement level has 25'x 18' recreation room; 16'x 10' office; 15'x 10' utility room; storage space. Oil furnace; central A/C has new (2026) "Trane" compressor; good roof; updated windows; macadam driveway; public water & sewer; desirable West Earl Twp & Conestoga Valley School District; taxes \$3,301.

OPEN HOUSE DATES: Saturdays Oct 3 & 10, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

PERSONAL PROPERTY: John Deere S-220 Riding Mower w/ hydro-drive, rear grass catcher, 22hp, 59 hours (like new); Honda EM-6500-SX generator (like new); Honda eu-2000i suitcase generator; Simpson 3100-PSI & 2.3-GPM pressure washer; Toro battery weed trimmer (2026); Echo ES-250 leaf blower/vac; Toro TXP S.P. lawn mower; Ariens 824 snowblower; Champion 3650 generator quiet technology (like new); Stihl 025 chainsaw in case; 10' & 8' Werner fib. step ladders; Craftsman utility cab; Toro battery hedge trimmer; set alum. 4-wheeler ramps; newer gas cans; wheel barrow; Central Machine #33684 7"x10" lathe; drill press w/ 1" chuck; Duracraft HD power band saw; C.H. 8-gal. air compressor; Lincoln 180 welder; poly outdoor storage cab; 6' Werner alum. ladder; Kenmore gas grill (like new); Skil saw; Craftsman 5-drawer tool chest; bolt/nut org.; floor & bottles jacks; XL portable buddy heater; shop vac; many heavy ext. cords; Quadra Santa-Fe wood-pellet stove; Pine hutch & table w/ 6-chairs; sofa & chair; large & small book shelves; assor. reading books, Aviation books; airplane string art; double bed; antique desk; La-z-boy office chair (2024); 5 & 4 drawer file cabinets; Brass Rayo-lamp; misc. toy train components; 14 cu. Ft. chest freezer; Tread-Lok gun safe; TRUE M30 tread mill (like new); Maroon reclining sofa & recliner; child's school desk; metal storage cabinet; Coleman drink coolers; Stereo equip.; plus more unlisted.

BRIEF TERMS: \$25,000 down payment the day of auction, balance in 45-days or before. This auction is being held under the terms provided by Attorney Doug Good 717-354-4456. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however buyer is responsible to verify any/all written information.

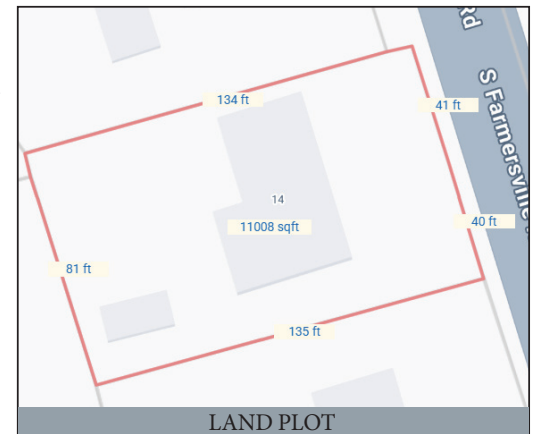
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NEW HONDA GENERATOR



LAND PLOT

AUCTION BY: Martin & Rutt
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AUCTION FOR:
KAREN M. (late ALLEN R.) McQUATE