



(South Brownstown - Sandy Beach - Oregon Area)



HYBRID PUBLIC AUCTION

NEWER 2-STORY COLONIAL STYLE HOUSE

3-BEDROOMS * 2.5-BATHS * 2-CAR ATTACHED GARAGE

FENCED BACKYARD * FARMLAND VIEWS * DAYLIGHT BASEMENT

PERSONAL PROPERTY * CAR * CHICKEN-ON-NEST COLLECTION

FRIDAY OCT 23, 2026 @ 3-PM * R.E. @ 5-PM



COLONIAL IS ONLY 10-YEARS OLD



FANTASTIC OPEN FLOOR-PLAN



DECK W/ FARMLAND VIEWS

LOCATED AT: 108 Kenneth Dr. Leola, Pa

DIRECTIONS: From Rt. 272 & Rt. 772 intersection outside Brownstown, turn South on Rt. 272, travel 1.2-miles to right turn on Kenneth Dr. to property on the left.

REAL ESTATE: A really nice 2-story colonial frame/vinyl house that in only 10-years old. This 1-owner house was built in 2016, has 1,767 sq. ft. plus a daylight basement. The house functions a lot like a (plus) Rancher because the primary bedroom, primary bathroom, laundry, and powder bathroom are on the main level but has extra space upstairs including 2 more bedrooms and another full bathroom. Main level include a nice modern 13.5'x 10.5' kitchen includes stove, dishwasher, microwave, eat-at counter, & beautiful farmland view from sink window; open to 27'x 15.5' living room & dining area w/ plenty of windows & cathedral ceiling; 14.5'x 12' primary bedroom w/ private full primary bathroom & walk-in closet; laundry room w/ shelving; 10.7'x 7.5' front door foyer w/ coat closet; covered front porch; covered rear deck w/ farmland views to creek; 2-car garage w/ single door. Second level has landing area; 14.5'x 12' BR #2 large closet; 12.6'x 10.7' BR #3 w/ large closet; full bathroom w/ tub shower. Unfinished daylight basement out the back has desirable "Weaver Precast Superior Walls" 40'x 22' open area; 19'x 15' utility area; (potential 1,150+ sq. ft. living space); patio doors lead to fenced-in backyard. Public water & sewer; heat-pump & central A/C; desirable Conestoga Valley Schools & West Earl Twp; taxes approx. \$4,722.

PERSONAL PROPERTY: Blue 2020 Hyundai Sonata w/ tan leather interior, 32k original miles, sunroof, garage kept, one-owner, very nice; Husqvarna YTA22V46 Mower w/ 115 hours, 22-hp; Craftsman 26" snowblower w/ elec. start; 70+ hen-on-egg & duck-on-egg collections including Slag-glass, Fenton, Westmoreland, imperial & others (many colors & sizes); Queen Anne table w/ 6 chairs, 2 boards, china closet & buffet; antique Victorian washstand; La-z-boy recliner; 2 wingback chairs; England sofa/ loveseat; treadle sewing machine base table; marble top table; glass top sofa table & coffee table; Broyhill sofa; slant front desk; Vizio TV; 3-pc. cherry finish bedroom suite; blue spring chairs; mid-century modern coffee table; office chair; magazine rack; end table; butcher block stand; (6) J.F. Long painting on glass; designer handbags & purses; Black GE side-by-side fridge; Whirlpool dryer & GE washer; gold plated flatware; ruby-red cherry glasses; Little Giant do-it-all ladder; step ladder; hand tools; plastic shelving; house décor; table lamps; plus more unlisted.

OPEN HOUSE: Saturdays Oct 10 & 17, from 1-3 PM. Call/Text Auctioneer 717-587-8906

BRIEF TERMS: \$40,000 down payment the day of auction, settlement in 60-days or before. This auction is being held under -the terms provided by Attorney Tony Schimaneck 717-299-5251. 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.

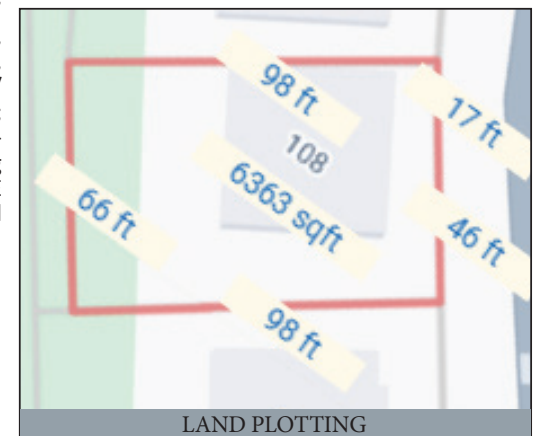
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Scan to view



1-OWNER CAR * 32-K MILES



LAND PLOTTING

AUCTION BY: Martin & Rutt
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AUCTION FOR:
ROBERTA INGHAM ESTATE