(Bowmansville Area)

PUBLIC AUCTION

3-BDRM 1.5-BATH MODULAR RANCHER * 1.44-ACRES!
TOYOTA 4x4 TRUCK * KIOTI TRACTOR * TRAILER * MOWER
100's LIKE NEW MECHANICS & WOODWORKERS TOOLS

SAT. NOV. 14, 2026 @ 9-AM/Real Estate @ 2-PM

Located at 1734 Bowmansville Rd. Mohnton, Pa. Brecknock Twp. Lancaster Co.

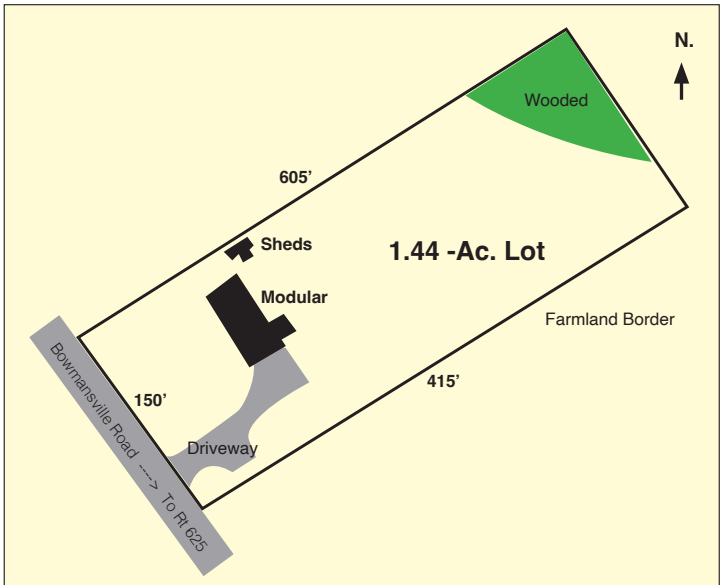

KIOTI 4X4 COMPACT TRACTOR


3-BDRM MODULAR * 1.44-ACRES!


2012 TOYOTA 4X4 TUNDRA 195K MI.

Directions: From Rt. 625 N. of Bowmansville right on Bowmansville Rd. to home on right. Or from Rt. 272 Adamstown @ Deere Country south on Bowmansville Rd. to home on left.

Real Estate: consist of a 1,344 sq. ft. 3-bedroom 1.5-bath modular ranch style home (1973) w/2-car garage on a rural 1.44-acre tract. Main floor includes a LR; DR w/patio access; galley style kitchen w/appliances; BR #1) w/closet & ½ bath; full bath; BR #2) w/closet; BR #3) w/closet; lower level has a 672 sq. ft. workshop area w/wood stove; 2-bay garage; LP furnace; on-site well & septic; annual taxes $2,396. **Outbuilding:** a 12x16 utility shed & firewood storage shed; nice level lot w/wooded & farmland borders.



- 3-Bdrm Modular Home, 1.44 Ac. Lot
- Attached 2-car garage & sheds
- Brecknock Township, Lancaster Co.
- Annual Taxes $2,396

*This is a land plotting, not a survey.

Open House: Sat. Oct. 24 & 31 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

Terms: $35,000 down day of sale, balance in 60-days. **Attorney:** Glick Goodley, Deibler & Fanning LLP (717) 354-7700.

Note: ***Valuable 3-bedroom modular ranch home needs some cosmetic updates; great rural location w/easy access to Rt. 272 & 625; ideal for personal residence or rental income property; desirable Elanco School District.***

FOR PHOTOS & DETAILS VISIT www.martinandrutt.com

Vehicles, Tractor & Trailer: 2012 Toyota Tundra 4x4 truck w/cap, blue, 195k mi; Kioti 4x4 compact tractor w/bucket, scraper, & pallet forks, 211.7 hrs; 2016 12' aluminum trailer; beige 2009 Toyota Camry (AS-AS) condition; Cub Cadet lawn tractor & yard wagon; Husqvarna ST 327P snow blower.

100's of Mechanics & Woodworking Tools; Snap On, Mac, SK, Blue Point, Wrench & Socket sets; 100's of Milwaukee, DeWalt, & Makita Battery Power Tools many like NEW condition; Mobile Tool Boxes; Shelving; Lawn & Garden Items; Household Goods & Furniture; Plus Much More

Terms: Cash, PA check or credit card w/3% fee; food stand; sale held under tent, bring your chair!

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

MARTIN & RUTT AUCTIONEERS

AUCTION FOR:
the JOHN M. GEONNOTTI estate