(Huntingdon Co. Cassville/Knightville Area)

PUBLIC AUCTION

3-BDRM CUSTOM DOUBLE WIDE HOME/CABIN * 8.33-ACRES! SOUTHERN EXPOSURE * 32x24 HEATED POLE BARN/SHOP 2024 TOYOTA 4x4 TUNDRA * 2012 GMC 4x4 DENALI * 2024 T400 ATV POLARIS ATV * 2024 20' KEYSTONE RV * TORO Z-TURN * GUNS & TOOLS

SAT. NOV. 21, 2026 @ 10-AM/Real Estate @ 12 NOON

Located at: 552 Norlam Dr. Lancaster, Pa. E. Lampeter Twp. Lancaster Co



3-BEDROOM CUSTOM DOUBLE WIDE



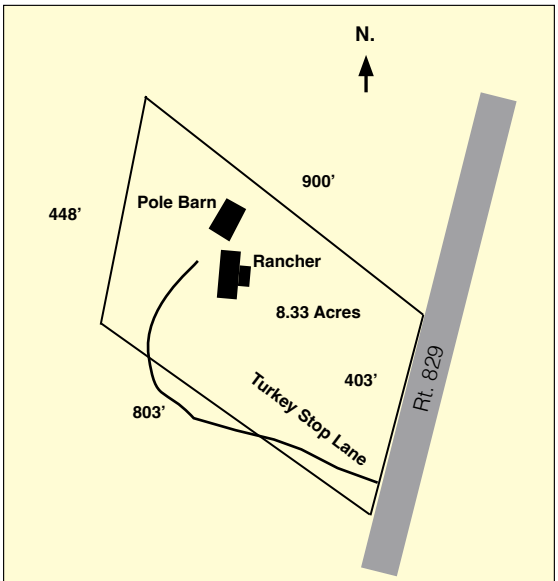
1,552 SQ. FT. HOME * 8.33-ACRES!



32 X 24 HEATED POLE BARN/SHOP

Directions: From PA turnpike Exit 201 Ft. Littleton left Rt. 522 W. right on Rt. 475 to Hustontown to Rt. 655 N. to Waterfall right on Rt. 655 N. thru Saltillo left on Rt. 829 N. 1.8 mi. to Turkeystop Ln. on left.

Real Estate: consists of a custom 1,552 sq. ft. (2001) 3-bedroom 2-bath double-wide & 32x24 pole barn on a secluded 8.33-acre wooded tract. Main floor features a 23x19 kitchen w/raised panel cabinetry, granite tops, cook-top range & appliances; 5x7 laundry w/W & D; 19x19 family room w/gas FP & patio door to wraparound porch & deck; BR#1) 12x11 w/WIC & full bath; BR#2) 11x9 w/closet; BR#3) 11x8 w/closet; full bath; 20x10 covered porch; LP furnace; 1,000 gal. LP tank; central AC; on-site well & septic; underground utilities; maintenance free exterior w/tilt/insulated windows; new macadam drive & parking area; annual taxes: $2,200; S. Huntingdon school district. Outbuilding: Insulated painted steel 32x24 pole barn w/overhead door; woodstove; 220 elec.; all on 8.33-acres w/ ½ ac. meadow.



- 3-Bdrm Custom Double Wide Home
- 32x24 Heated Pole Barn/shop
- Cass Twp. Huntingdon Co.
- Annual Taxes: $2,200

*This is a land plotting, not a survey.

Open House Dates: Sat. Oct. 31 & Nov. 7 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

Terms: $35,000 down day of sale, balance in 60-days. Attorney: Nicolas Newfield (814) 643-3555.

Note: Great cabin or home situated on a southern exposure 8.33-acre wooded tract; ATV trails; sportsman's paradise! Only 2-hrs from Lancaster area, easy access to Rt. 522 & PA turnpike.

**** OFFERING BROKER PARTICIPATION * CONTACT AUCTIONEER @ (717) 371-3333 ****

FOR PHOTOS & DETAILED LISTING VISIT www.martinandrutt.com



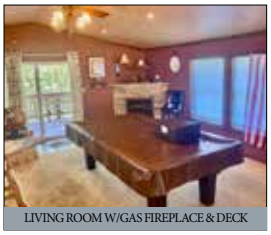
SECLUDED CABIN/HOME



GREAT SOUTHERN EXPOSURE



SPACIOUS KITCHEN AREA



LIVING ROOM W/GAS FIREPLACE & DECK

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 Warren K. Kilmer estate

(Huntingdon Co. Cassville/Knightville Area)

PUBLIC AUCTION

3-BDRM CUSTOM DOUBLE WIDE HOME/CABIN * 8.33-ACRES!
SOUTHERN EXPOSURE * 32x24 HEATED POLE BARN/SHOP
2024 TOYOTA 4x4 TUNDRA * 2012 GMC 4x4 DENALI * 2024 T400 ATV
POLARIS ATV * 2024 20' KEYSTONE RV * TORO Z-TURN * GUNS & TOOLS

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2024 KEYSTONE 20' RV



2024 TOYOTA TUNDRA 40K. MILES



GMC DENALI HD 4X4 DUALLY

Vehicles: 2024 Toyota Tundra SR5 4x4, 40k mi., crew cab, blue, leather/ loaded; GMC DENALI HD 4x4 dually, gray, 281k mi., 6.6HD Duramax DSL Allison transmission; 2024 Keystone RV 20' Camper (LIKE NEW!) sleeps 4; 2023 Carry-On single-axle landscape trailer 10x5.5 w/ramp; 2014 Polaris RZR 570 4x4 ATV w/winch; 2024 HISUN T400 MP9 4x4 ATV 163hrs, snow blade.



2014 POLARIS RZR ATV

Shop/Garden Tools: Toro Z-turn mower 24.5hp. 156 hrs; JD lawn tractor; 20-T Huskee log splitter; Snapper 30" 11-hp elec. start snow blower; 7,000 KW DSL generator; 2200 Honda generator; Milwaukee mobile tool box; 2-Stihl chainsaws; Milwaukee battery chainsaw & blowers; air compressor; HD battery charger; pressure washer; hydraulic mower jack; wheelbarrow; air nailers & power tools; plus more.



2024 HISUN T400 MP9 ATV

Guns/Personal Property: Taurus 9MM M905 5-round revolver; 17HMR single shot rifle; metal advertising signs; GMC clock; farm & NASCAR toys; baseball cards (Nolan Ryan, Mike Schmidt); early Phillies & NASCAR ticket stubs; 4-pc Oak king size BR suite; pool table; dinette set; 3-sofas & sectional; roll-top Oak desk; cedar chest; etc.



TORO Z-TURN MOWER 156-HRS.

Terms: Cash, PA check or credit card w/3% fee



2023 CARRY-ON TRAILER 10X5.5

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