



Rothsville-Lititz Area



Public Auction

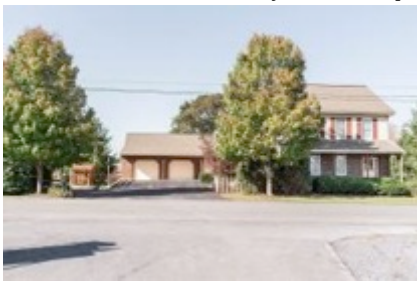
**2,800 Sq. Ft. 3 Bedroom 2 1/2 Bath Home
2 Car Attached Garage; 48'x27' Barn/Garage;
85'x50' Barn; 3.3 +/- Acre Farmette - Zoned Commercial**

**Antiques; Furniture; Shop Tools;
Case IH Memorabilia; Local Advertising Pieces
Farm Toys & Pedal Tractor Collection**

Saturday, March 21, 2020

Auction Time: 8:30 A.M. Real Estate 12:00 Noon

Location: 140 Rothsville Station Road. From 772 in Rothsville take E. Newport Rd. to Right on Rothsville Station Rd. to Property on Left across from Binkley & Hurst Equipment. (Warwick Twp., Lancaster County)



Real Estate: 2,800+/- Sq. Ft. 3 Bedroom Brick and Vinyl 2 Story Home on 3.3+/- Acre Farmette on Country Lot; **Main Floor:** Brick and Custom Cabinet Eat in Kitchen, appliances; Family Room; (2) Living Rooms; Built in Desk; Sewing Room; Office/Den; 1/2 Bath; Laundry; Large Closet; **Second Floor:** Master Bedroom w/ Master Bath and Large Closet/storage room. (2) 15'x12' Bedrooms; Bathroom; 12'x27' Covered Deck w/ attached 9'x16' Deck; 2 Car Attached Garage w/attic Storage; Large Basement with Shelving and Storage; **Outbuildings:** 48'x27' Detached Barn/Garage w/ (2) 9' Overhead Doors; 85'x50' Pull Through Barn; 15'x15' Pump House; 12'x12' Storage Shed; 12'x12' Screened in Gazebo; Attic Storage; Public Water/Sewer; Central A/C; 2019 Taxes -\$5,792. Zoned Community Commercial. Nice Level Lot backs up to fields.

Open House: Saturday, February 29 and Saturday March 7, 1-3P.M. Call 717-989-3955 for Personal Inspections

Terms: 10% Deposit on Purchase Price Day of Auction. Balance at final settlement to be held on or before May 15, 2020.

Auctioneer Note: After 45 years the Hurst Family is downsizing and plan to sell. Don't Miss this opportunity to purchase a move in ready farmette. New roof in 2017, Covered Deck overlooking Large Lawn and Garden Area; Ample Attic & Basement Storage & Borders Warwick-to-Ephrata Rails to Trails. Community Commercial Zoning. Low maintenance exterior & convenient location in rural farming community. Warwick schools.

12'x12' Screened in Gazebo; Outhouse-Potting Shed; Oliver No 83 plow; Wood Shed; Concrete Deer; Concrete Bench; Large Collection of Books including Bible Commentaries & Concordances, Tractor Books, Kennedy Books, Life magazines; 72 Flood Clippings, 69 Apollo Moon landing;

Household-L&G-Primitives: Cast Bulldog; **Seibel Milk Bucket '50's;** **Seibel High Chair;** Octagon Picnic Table; Wooden Picnic Table; 3 Prong fork; 2 prong fork; Chicken Catcher; (2)**Brunnerville Foundry** doors; Moore Milk Box; Milking stool; Saw; 1980 Rothsville FC Calendar; Floor lamps; Wooden Kraft boxes; Silage forks; Garden Seeder; Popup Gazebo; Wooden Wheel; Tomato Cages; Windmill; Chicken Fence; Chicken Crate; Chicken waters; Row Marker; **Old Feed Bins;** Doors; Screen Doors; Jack stand; Watering Cans; Misc. Nuts, Bolts, Screws; Electrical Supplies; Battery Tools; Hedge Clipper; Pitch Forks; Shovels; Garden Rake; Rothsville Fire Co Mugs & Plates; Cross Cut Saw; Straw Cutter; McCormick Tractor seat; Quaker State Gas Cans; Oil Cans; Kerosene Heater; Milk Cans; Wooden Chest; Sled; Egg Baskets; Rabbit Cage; Fairbanks Scale; Tractor Wheel Weights; Shepherd hooks; Old Cupboard; Campchef Propane grill; Wooden Wheel Barrows; **5500Watt Generator** w/Honda Motor; Bicycles; Sledge; Tool Boxes; Screw Drivers; Grinder; Tractor Bench/Toy box(Hand Painted); Folding Chairs; Metal Cushion Chairs; Propane Heater; A/C unit; File cabinets; Railroad Ties; Pavers; **Sandstone-**Steps, cornerstone; Fence Posts; Flagstone; Lantern; Cabbage Cutter; Cigar Cutter; Cigar Mold; Hand planes; Hay hook; Spinner Spreader; Kitchen Step Stool; Large Wooden Pulley; Quoits; **STIHL Trimmer;** Agate pcs.; Work Bench; Werner Ladder; Bolens Push Mower; Fertilizer Spreader; Bagger; Wooden Bench; Lumber; Barn Ventilator; Baskets; Wagon Load of Farm & Misc. Items.

Tractor Literature; IH 30 Series, 50 Series, Case 70 Series- White & Yellow Lit., Case 90-94-96 Series, III Steiger, Case Diesel Engine, IH Buyers Guides, International Implement-plows-planters-grinder mixers-balers-disc harrows, Case Skid Steer, Case Spec Sheets, Case IH & Ingersoll Lawn & Garden, Wartime Tractor Manual, John Deere Lit., New Holland Lit. '81-'85 PA Farmer Papers; Case IH Clock; B&H Clock w/ Tractors; B&H Jackets; B&H Mugs & Cups; Old Case Literature; Case Marketing Material; **PRO-MATE Slide & Film Machine;** Advertising Banners & Clocks; Case String knife; Case IH Bags, hats, mugs, gauges;

See Reverse Side for Add'l Personal Property, & Property Details.

Auction Conducted by:
Stauffer Auctioneers, LLC AY002148
John D. Stauffer AU005226
717-989-3955
Newmanstown, PA 17073

Auction For:
Amos S. & Carolyn S. Hurst
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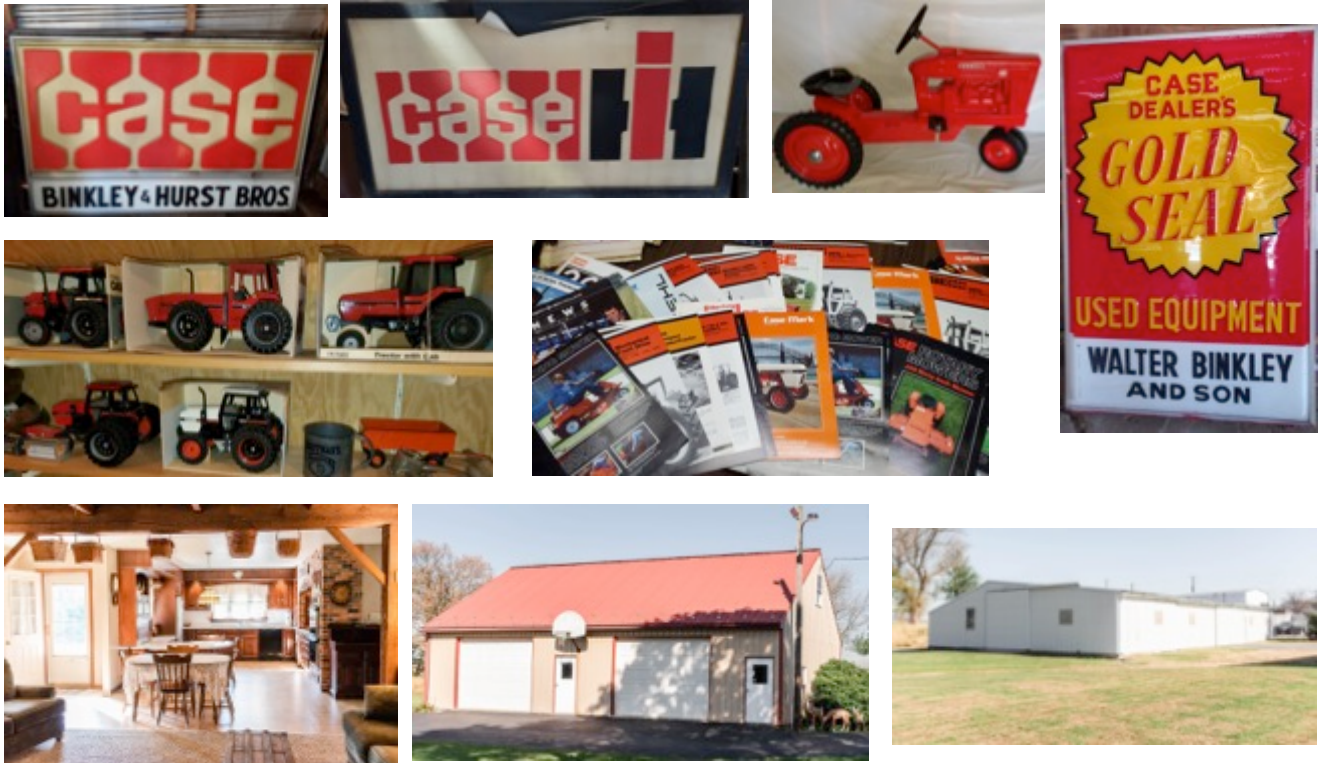
www.staufferauctioneers.com



Local Advertising: Walter Binkley & Son Signs-Case Dealer's Gold Seal-Used Equipment, Case Outdoor Power Equipment; **Binkley & Hurst Brothers Signs** – Case (Old Logo), Farm Mach., Sales & Service, Sales-Service-Parts, Farm Equipment, Directional arrows, Field Day, Builder, Fisher SnowPlows,; McCormick; Rhino; Bush Hog-Authorized Dealer; Wolf Ford Truck, Lancaster PA; Gehl; Sunflower; Case IH Banners; Smucker Manufacturing Inc.; Case; Case Certified Service; Case IH Sign;

(15) Pedal Tractors: (2) International, (2) Case International, Farmall M-White Demonstrator, Farmall M, Int. Farmall 1026 Demonstrator, Case 70 Series, Case IH 370 Magnum, STX 450 Front/rear duals, Case Int. 7250, New Holland 6640, Agco DT275, Challenger MT465, Kubota M5400;

ERTL, Tractors & Winross: 25+ mid 80's early 90's tractors including- McCormick WD-9, McCormick Model "M" Hit & Miss; Farmall Cub, David Brown 1412, Case- 600, 800, VAC, "L"; International- 966, 100 Hydro, 1586, 5088, 7488; Case 1170Black Knight, 1690, 2290, 2590, Case International- 2594 duals, 2594 (white), 3294(white), 3294(red), 4894 4WD, 5120 S.E., 5130 Limited Ed, 5140 Spec. Ed., 5250 MFD Limited Ed., 7120 Spec. Ed., 7130 Limited Ed., 7140 Spec.Ed., 7130 Denver, CO. Limited Ed., 7150 Spec.Ed., MX120; Case IH 2188 Axial Flow Combine, Denver Summit 1996; Case IH Quadtrac, MTX175; 956XL MFD; Baler, Orange barge wagon; Planter; Backhoe- Case 580B, 580E, 580 Super K, 50th Anniversary Super M (Black Edition)NIB; Case IH Service Truck; B&H Gleaner A76; Binkley & Hurst Banks; Valspar '98 Trade Fair Pewter Tanker; Case Flatbed Truck; Velveeta Truck 1:64 Scale Tractors-Bubble pack; Hess Truck; **Winross-** Larry Groff, Stauffers, Pfautz, Crowe, G&D, Messicks, EMM, Rothsville Fire, Shady Maple, Dutchway, Rough & Tumble; Rohrsers Seeds, Weaver Bros. Kreiders.; **ERTL-** Binkley & Hurst-50 Years, M.M. Weaver, Hooper; Kinze L.E. 2-840 Grain Cart on Tractor Trailer; Hubley;



Type: 2 ½ Story	Laundry: Yes/1 st Floor	Washer & Dryer: Hookup	Possession: Settlement
Construction: Frame/Siding	Family Room: Yes	Deck: 12'x27' Covered & 9'x16'	Settle on or before 5/15/20
Roof: Shingle – NEW 2017	Heating: Oil Hot Air	Garage: 2 Car Attach. 25'x27'	Water: Public
Sq.Ft.: 2,891+/-	Cooling: A/C	Garage: 48'x27'- (2) 9'Doors	Well: Yes, outdoor hydrant
Condition: Good	Cooktop: JennAir	Barn: 85'x50'	Sewer: Public
Flooring: Vinyl/Carpet	Stove: Hotpoint Double Oven	Basement: Full w/ Storage area	Zone: Community Commercial
Bedrooms: 3	Refrigerator: Fisher Paykell	Attic: Large Attic	School District: Warwick
Baths: 2 ½	Dishwasher: KitchenAid	Lot Size: 3.3 Acres - Level	2019 Taxes: \$5,792

Room Sizes

Kitchen: 22'x13½'	Family : 15½' x 19½'	Living: 15½'x 12'	Office: 15½'x12'
Bedroom 1: 16½'x15'	Bedroom 2: 15½'x12'	Bedroom 3:15½'x12'	Den: 12½'x11½'

Note: Auction to begin at 8:30A.M. with wagon items. Approx. 9:00 with 2nd Auctioneer w/ Toys and Advertising, Signs @11:30. Real Estate @ 12:00 Noon. **Terms: Cash, PA Check,** or credit card w/ 3% service fee. Bring a chair and Spend the day - Food Stand and Tent at Auction, Ample Parking. More Photos, Property Video, and Toy Lists on website. www.staufferauctioneers.com

Auction Conducted by:
 Stauffer Auctioneers, LLC AY002148
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 717-989-3955
 Newmanstown, PA 17073

Auction For:
 Amos S. & Carolyn S. Hurst
 Attorney Kling & Deibler



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