

Public Auction

5.5 +/- Acres Bordering Conestoga River

4 BR 1 Bath Dwelling W/ 2-Car Garage

26' x 32' 2-Story Store (Formally Martin's Fabrics)

Furniture • Tools • Lawn & Garden • Households

All Remaining Store Inventory • Coins • Antiques

Sat. June 24 @ 8:30 AM - Real Estate @ 12:30 PM

211 Turtle Hill Rd. Leola, PA 17540 - Lancaster Co.



Directions: From Brownstown, East on Main St, becomes Turtle Hill Rd to property corner of Snyder & Turtle Hill.

Property Description: 5.5 +/- acre country property with 2-story 4-bedroom 1 bath dwelling. Attached 2-car garage w/ log siding. Covered front porch w/ poly flooring. House has eat in kitchen, family room, 4 bedrooms, full bath and laundry. Bonus room with exposed beams & refinished stone wall complete with Harman LP heater. Former fabric store building is 2-story 26' x 32' with attached garage and several additions. Property has blacktop circle driveway, coal furnace, well & onsite septic. Also has 5-acre recreation/meadow area bordering Conestoga River complete w/ 18' x 24' covered pavilion and storage shed

Vehicle: 2008 Buick Enclave, 112,000 miles, leather interior, bucket seats, inspected & serviced.

Furniture & Households: Twin bedroom suite; single bed; dressers; hampers; washer; 2-door hutch; love seat; electric recliner; butcher block table; quilt frame; benches; drop leaf & metal folding tables; cane seated & other chairs; rebounder; heater; lamps; stools; agate serving cart; misc. wicker & baskets; rugs & rugs; wood bowl; old dolls; metal plates; tin & other sewing boxes; misc. kitchen items as SS crock pot, kettles, pans, toaster, sifter, glassware & Tupperware; books, domino's, toy fire truck & other games & toys; church directories, scrap books & other books; radios; fans; sad irons; misc. decor; all misc. remaining store inventory. 410 ga MR Davis & Sons Shot Gun.

Open House Dates: Thurs: June 1st & June 8th 5-7 pm & Tues: June 6th 5-7pm.

Terms: Down Payment \$30,000.00 Required day of Auction. Settlement on or before Aug 8th, 2023. Property Taxes \$5713

Attention Realtors: 1% Broker participation offered to registered realtors. See website for details.

Auctioneers Notes: A Unique country setting in a quiet rural neighborhood with rare Conestoga river front. Don't miss this one-time opportunity.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com

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Auctioneers:

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J. Meryl Stoltzfus 717-629-6036 AU# 005403

Seller: Estate for Emma Seibel

Attorney: Kling, Diebler & Glick 717-354-7700





Coins: Kennedy half dollars, 90% & 40% Silver Kennedy Halves, Ike Dollars, President Dollars, Sacajawea Dollars, Misc. Coins.

Antique & Vintage Items: Cast iron dinner bell; Aunt Jemima porcelain cookie jar; metal dice set; old bible; painted chairs; 1 & 2-man saws; Vintage wardrobe; painted heater; #4 & #5 crock jugs; painted crock; brass spittoon; painted funnel; wooden box & fruit; marble top table; brass bells; tobacco sizing box; Dietz electric lamp; vintage massager; stone door stop.

Tools & Lawn & Garden: Cub Cadet LT1018 riding mower; Garden master rototiller; Snapper lawn mower; step ladder; electric chain saw & leaf blower; woodwork bench w/ vise; pipe wrench; hand tools; garden sprays; metal gas can; firewood.

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