

1.3 Acre Property

PUBLIC AUCTION

5 BR Home | Outbuildings | Pond | Guns | Toys |
Coins | Antiques | Households

Lancaster County



415 Brossman Rd. | Ephrata, PA 17522

Directions: From Ephrata Route 322 East, to right onto Bethany Rd, to left onto Brossman Rd, to property on right.

PROPERTY FEATURES

- 1.3 Acre Country Property
- 5 Bedroom 2 Bath Dwelling
- Finished Daylight Basement
- 2 Car Garage w/Work Area
- Covered Porch & Patio
- Onsite Well & Septic
- Sheds & Outbuildings
- Small pond & Stream
- Pasture w/ Deer Fence
- Stone Retaining Walls

OPEN HOUSE

Sat., Aug. 30,
10 AM - 12 Noon
Thurs., Sept 4,
5 PM - 7PM
Sat., Sept 6,
10 AM - 12 Noon

TERMS

\$40,000 down payment on the day of the auction. Settlement on or before November 18, 2025. 2% transfer tax to be paid by the buyer.

Real estate taxes to be prorated from settlement day.

Annual Taxes \$4915.00+/-.

Bridge loans available, contact auctioneer for details.

All information is deemed accurate but not guaranteed

**AUCTION
DATE**
Saturday,
**September 27
2025**

Personal Property
@ 8:30 am
Real Estate
@ 2:00 PM

AUCTIONEER REMARKS A super located 1.3-acre country property w/ 2100 sq ft 5-bedroom 2-bath 1 1/2 story dwelling & 2-car garage in Ephrata Twp & Ephrata School District. House has finished daylight basement & 1st floor central air. Property features a large pasture w/ deer fence, stream, pond, paved driveway, mature trees, onsite well & septic.

www.beiler-campbellauctions.com or www.auctionzip.com or www.gotoauction.com



AUCTIONEERS

Harold Martin
717-738-4228 AA #019488
Christ Taylor
717-371-1915 AU #5421

SELLERS

Raymond & Esther Martin
David - 717-475-9408
Attorney – Glick, Goodley,
Deibler, & Fanning
717-354-7700



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Truck, 4-Wheeler, Tools, Lawn & Garden; '11 Chevy Colorado LT Crew Cab pickup 4-WD 125K miles (nice); Honda Recon 4-wheeler; Big Dog C-142 zero-turn mower; Ariens lawn mower & ST3520 snowblower; Echo chain saws, string trimmer & leaf blower; air compressor; Speedway wagon; NH lawn cart; poly picnic table; pipe, adj & other wrenches, sockets sets, clamps, brooms, rakes, shovels and lots hand & power tools; drill bits; 8' fg step ladder; live traps; organizers w/ nails & fasteners;

Guns; Winchester Mod 70 in 30-06 Springfield bolt w/ Bushnell scope; Marlin Mod 336CS .35 cal Remington lever w/Bushnell scope; Winchester 30-30 lever; H&R Topper Mod 158 single shot 30-30; Winchester Mod 67 .22 cal bolt; Remington 572 Fieldmaster .22 cal pump w/ Weaver scope; Marlin Super Goose 10 Ga bolt action; 12 Ga pump w/ wrapped camo; W Richards 12 Ga double barrel; Universal 20 Ga single shot; Lyman .50 cal flintlock trade rifle; BB gun; misc ammo 10, 12, 20 Ga, .35 Rem, 30-30 Win & slugs; Compound bow & arrows; PA Game Comm patches;

Coins; (5) Morgans including 1897-O; (26) Peace dollars including 1921 & 1924-S; 1827 Capped Bust Half; (47) 40% silver halves; (75) Silver Quarters; few silver dimes; (12) Indian Head pennies; misc nickels, wheat & steel pennies; (317) \$1 silver certificates; 1934 \$20.00; (8) Red Seals;

Antiques & Collectibles; large amount antiques & vintage collectibles including, enamelware cups & bowls, metal oil cans, buckets, tins, scales, strainers, utensils, sifters, rug beaters, metal signs, hinges, glass insulators & milk cans; brass weights, horns, oilers, funnels, cans & figurines; cast troughs, kettles, animals & door stops; sausage stuffer; wash boards; lanterns; vintage scooters & walkers; NH lighted sign; wooden sizing box, cheese boxes, soda & other crates & pulleys; chicken crates & egg baskets; meat & hay hooks; ice tongues; broad ax, drills, planes, saws & other vintage tools; '20's & '30's lic plates; pedal sharpening stone; many old calendars; Groffdale church pew; vintage marble rollers; wood carvings; crocks; butter churn; vintage cooler; old calendars & sale bills; spinning wheel;

Toys, Furniture & Households; Sofas; love seats; recliners; beds; dressers; cedar chests; fainting couch; washstand; folding, ext, coffee & end tables; refrigerator & freezer; lamps; deacon's bench; many chairs; vintage baby cradle; Bernina & other sewing machines & cabinets; quilt frames; grandfather's, cuckoo & other clocks; many linens including numerous quilts; (75+) Winross trucks including H.M. Stauffer set, Leffler, NH Sales Stables, Pa Game Comm, Family Time, Overnight tandem, Hershey's & other local businesses; (28) Hess trucks; Farm toys including Ertl IH, Oliver, Ford & other tractors & combines; NH grinder-mixer, baler, wagon & hay rake and more; few Tonka & Mylint; coin banks; Zimmerman Family History, reading, children's, cook, song, church directories & many other books; hat & cane collections; puzzles; baskets; dolls & accessories; many kitchen items like roaster, crock-pots, toasters, kettles, Tupperware, & more; many more items too numerous to mention. Possibly selling simultaneously.