



(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: 7223 Turkeystop Lane Mapleton Depot, Pa. 17052
Cass Twp. Huntingdon Co.**

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 kitchen w/raised panel cabinetry, granite tops, cook-top range & appliances; laundry w/W & D; family room w/gas FP & patio door to wraparound porch & deck; 3-bedrooms & 2-baths; 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 2026 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/ 1/2 ac. meadow.

**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 & DETAILS VISIT www.martinandrutt.com

10:00 AM: SHOP ITEMS/GARDEN TOOLS;

GUNS/PERSONAL PROPERTY; VEHICLES & ATV's

Auction For: the Warren K. Kilmer estate

Auction By: Martin & Rutt Auctioneers, LLC AY2189-L

Michael J. Martin (717) 371-3333 * John J. Rutt II (717) 587-8906

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