

ABSOLUTE ESTATE AUCTION

REAL ESTATE & CONTENTS

**PRACTICALLY NEW 3 BEDROOM 2 BATH HOME W/
GARAGE & 3 ACRES**

**JD TRACTORS-CHEVY TRUCK-TOOLS-GUNS & MORE!
SATURDAY AUGUST 3RD at 10 AM**

*Located at 13552 Fauncetown Rd. Townville, PA
From Townville take Rt. 408 east 1.1 miles to
Fauncetown Rd., south on Fauncetown 6/10 miles to
auction.*

Open House: Sunday July 21st 1-3 PM

Real Estate (sells at 1 PM): 2023 Colony Crafted 56' X 26' 8" 3 bedroom, 2 bath home with beautiful eat in kitchen with large island, hickory cabinets and stainless steel appliances; sizable pantry; living room; master bedroom w/ beautiful master bath; 2 additional bedrooms; full guest bathroom; rear entry mud/laundry room; propane forced air heat w/ central air; block foundation w/ Bilco doors; large garage/workshop with cement floor, heat & electric all situated on 3 acres with yard and woods. This is a really nice place that's perfect for anyone looking for a move in ready trouble-free home or camp!

Tractors/Equip.: (selling at noon): John Deere 1025R diesel 4x4 tractor w/ 120R loader with bucket, forks, 260B backhoe, 3pth and only 181 hrs., this tractor is like new! (forks selling immediately after tractor); JD 755 diesel 4x4 tractor w/ loader, 60" mower deck, 3pth & 1,727 hrs.; a second JD 755 diesel 4x4 tractor w/ 3pth & 1,771 hrs.; Cub Cadet XT1 LT46 lawn tractor w/ only 16.3 hrs., this is like new!; Countyline 3pth back blade; Countyline 3pth York rake; 3pth leaf vacuum; dual axle beavertail trailer; single axle utility trailer; steel lawn roller; lawn sweeper; discs and more. **Truck**

(sells after equip.): 1989 Chevy 1500 2wd w/ 5.7L engine & standard transmission, in good shape. **Tools:** Powermate 6875 generator; metal bandsaw; drill press; Logan model 820 metal lathe; 6" vise; belt/disc sander w/ stand; bench grinder w/ stand; Hobart Handler 190 wire feed welder w/ cart & gas; Craftsman 10" table saw; jump start packs; Craftsman miter saw w/ Hercules rolling stand; Jonsereds 70E chainsaw; air compressors; propane torpedo heater; engine stand; air tank; Porter Cable pneumatic roofing & framing nailers; hand truck; jack stands; ladders; lots of SnapOn & other US made sockets, wrenches, hand tools, etc.; floor jacks; mechanics tools; many upright toolboxes; lots of organized hardware and much more.

Engines & Parts: Misc. engines, cams & crankshafts; heads; manifolds; pistons, etc. **Guns(selling after truck):** Mossberg 500CT 20 ga pump w/ adjustable choke; Marlin Glenfield mod. 25 .22 rifle; Ranger 101-16 semi auto .22 rifle. Misc./Household: Case pocket knife; D-1056 Kbar type military knife; Zippos; watches; trench art ashtray; flatscreen tv; GE washer & elec. dryer; reclining sofa; dressers & chests; computer desk; king bed; poly tables; Xmas décor; kit. items & more! A great auction with very clean items, don't miss it! **Owner:** The Richard Steadman Estate. **See auctonzip.com #1520 for photos.**

Real Estate Terms: 10% down at time of sale balance within 45 days. There shall be a 10% buyer's premium added to the high bid to determine sale price. **PP Terms:** Cash, Approved PA Checks or Credit/Debit Cards w/ 4% fee. All state & Federal firearms laws apply, no out of state gun buyers.

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