

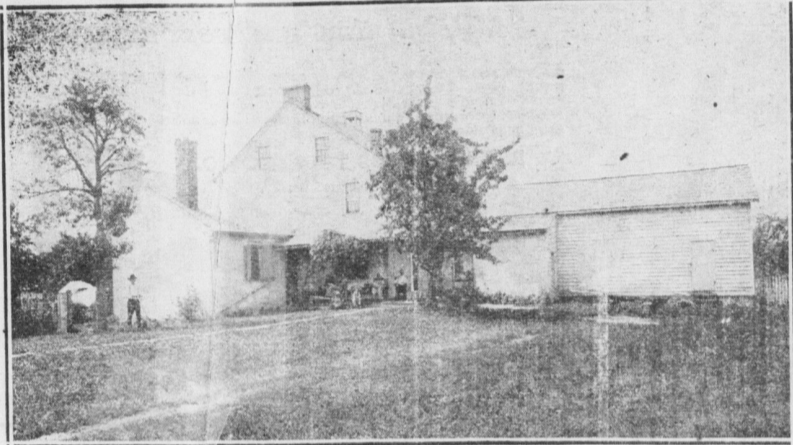
ROTH'S PRIZE FARM

TO BE SOLD

TUESDAY, NOV. 16, 1920

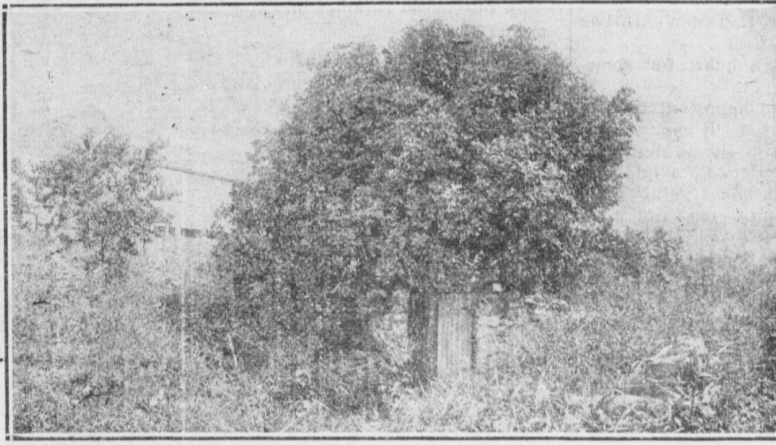
AT TWO P. M.

This Farm contains 102 acres, more or less, 81 acres farm land, 21 acres of wood land; situated 1 mile from Middletown, 4 miles from Hummelstown, along the Middletown and Hummelstown road. Just 30-minute auto ride from Harrisburg. It is an ideal summer home. The buildings stand high; your outlook along the Swatara Creek is beautiful. The buildings have all been repaired and repainted, with new roofs; everything in perfect condition. Anyone to appreciate the beauty and value of this farm must see it. WE ASK YOU TO VISIT BEFORE THE SALE.



Residence

This is the back porch view of the main house. There are 11 rooms, all newly papered and painted. A 6-foot hall through the center of the house, two stairways, made for two families, a garden and a new chicken house for each family. There is water in the house also connected with drain pipe.
The small building you see here is the milk, pump and butcher house. The milk and pump house are concreted and connected with drain, the only way to have your building if you want to handle good clean milk. The butcher room is complete with chimney ready to set your kettles.
We ask you to visit before the sale.



Spring House

The above cut is of ever-flowing spring, covered with a lilac bush, no farm complete without a spring house. The place to keep your milk and make good clean butter.
The floor of this spring house is concreted with a trough just the depth of a crock.
We ask you to visit before the sale.



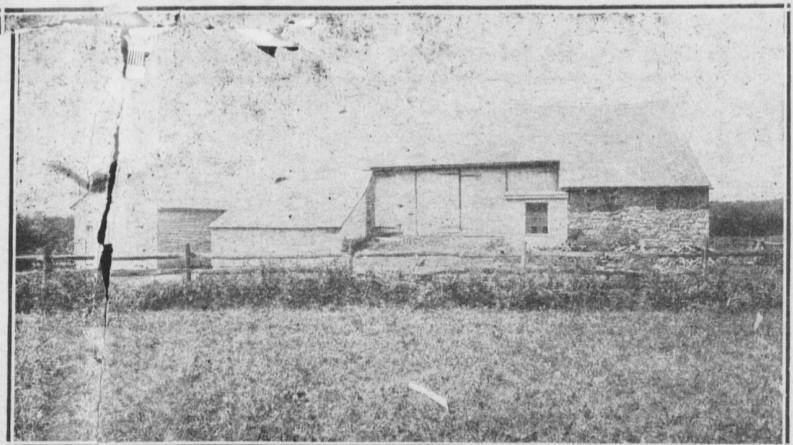
Cottage House

The above cut is a cottage house just built, at the lower end of the orchard along the Round Top road. There are six rooms all newly painted and papered, large front porch, slate roof, concrete walks, chicken house, large lot and garden, lawn fence in front of house and 56 foot drilled well with new iron pump.
It is a perfect summer house, just 200 yards from Roth's bathing beach along the Swatara Creek. Remember this will also go with the farm. I could have sold this property many times separately, but everything must go with the farm.
We ask you to visit before the sale.



FRONT PORCH VIEW

The above cut is a front porch view from the main house, showing the two fields along the Swatara Creek. No finer ground to be had for trucking. On the south side along the run there is sand soil just enough for canteloupes and watermelons. Plenty of water if you want to irrigate.
On the north side you will notice the scenery as well as the York Haven Power Co. line. I have an agreement with them when I wanted power or light, they will connect the wires. You can have electric lights in your house and barn with very little expense. Quite a convenience if you wanted to truck or for the milk business.



Large Bank Barn

The above cut will give you an idea of the large bank barn with carriage shed and engine shed attached.
I have a silo that belongs at the right hand side along side of the engine house. We took it down carefully and it is stored on the large corn barn, but will be sold with the farm. There will be nothing held back. I have spent thousands of dollars on this farm. I have taken great pride in making this farm perfect and I have done it.
The buildings are perfect. The land is perfect. The fences have all been gone over and are perfect. The orchard and everything about the place is in perfect condition.
I have a double concrete cow stable. The entire lower stables have the sanitary stalls, concrete feeding rooms with water. Large lime concrete fences around the barn yard.
On the left hand side of the barn you see a wagon shed and corn barn, all newly painted, with slate roof, solid plowed and grooved head of a field for storing tools and feed.
We ask you to visit before the sale.

Terms of Sale

ONE-HALF OF THE PURCHASE PRICE OF THE FARM CAN BE LEFT IN THE FARM WITH FIRST MORTGAGE AT THE REGULAR RATE OF INTEREST, 6 PER CENT. I WILL GIVE A CHANCE TO THE PURCHASER TO PAY OFF EVERY 6 MONTHS. THAT WILL REDUCE THE RATE OF INTEREST. IF ONE OR TWO THOUSAND ARE PAID OFF EACH SIX MONTHS, THAT WOULD BRING YOUR RATE OF INTEREST TO 4% NOT OVER 5 PER CENT. 10 PER CENT. OF THE PURCHASE PRICE TO BE AID ON DAY OF THE SALE. THE BALANCE OF THE ONE-HALF WITH THE MORTGAGE ON APRIL 1, 1921, WHEN POSSESSION WILL BE GIVEN.

SALE WILL BE TUESDAY AFTERNOON, 2 P. M. NOVEMBER 16, RAIN OR SHINE.

H. S. ROTH

E. B. BRINSER, Auctioneer.



21 Acres Woodland

The above cut is the wood land, 21 acres.
This is positively a gold mine to the young man or anybody who buys this farm. There can be \$2,000 worth of wood taken off this land each year for six years. Think of that, \$12,000. Or if you would have time and wish to, you can take \$10,000 the first year.
You know the price of coal and then hard to get.
There is ready sale for cord wood at \$10 per cord. If sawed and split, \$12 and \$14 per cord. We estimate 800 to 1000 cords on this land and it is still growing each year. Cut half and in five or six years you can cut again.
We ask you to visit before the sale.