

REDDING AUCTION SERVICE, INC.

PUBLIC SALE OF REAL ESTATE

2-Story – 3 Bedroom – 5.00 Acre Lot – 2-Car Garage – Multiple Sheds

Tuesday, May 28th @6:30PM

Sale Address: 4756 Oxford Road, York Springs, PA 17372



20'x 26' Farmhouse w/Wood Siding, Metal Roof, and Vinyl Windows

First Floor: Eat in Kitchen w/Pine Cabinets, Laminate Floor, Gas Stove, Entrance to Outside and ½ Bath, Large L- Shaped Living Room, w/Pine Paneling, Carpet Flooring, Entrance to Front Porch, Entrance to Basement, and Washroom w/Washer Dryer Hook-Up.

Second Floor: 3 Large Rooms w/Plywood Walls and Plywood Floors, Access to Outside, and Full House Attic

Basement: Stone/Dirt Floor, Has New NTI Boiler and Pressure Tank

Outside Amenities: 28'x40' 2-Car Garage w/Cement Flooring, Electric Garage Doors, Man Door & Full Upstairs, 18'x18' Wood Frame Summer Kitchen, Metal Roof and Chimney, 20'x30' 3-Sided Pole Shed with Metal Roof and Siding (3 Bays), 13'x19' 2-Bay Pole Shed w/Gravel Floor, 26'x22' L Shaped Wood Frame Shed w/Gravel Floor, 23'x26' Wood Frame Shed w/Gravel Floor, Metal Roof, Multiple Other Sheds on the Property, and Stone Wrap Around Driveway

SEPTIC INFO: Property Has Been Perk Approved for a Septic System (Documentation Available)

Home Facts

Taxes: \$2539.00	5.00 Acre	Own Well	Bermudian Springs School District
Year Built 1800's	1176sqft	Huntington Township	Perk Approved for a Septic System

Open Houses:

Tuesday May 14th 5:00PM-7:00PM and Thursday, May 23rd 5:00PM-7:00PM

**Personal Inspection by Appointment Only – Please Call 717-334-6941 to Schedule
Terms: 15,000 Down Day of Sale – Settlement within 45 Days**

Attorney: Richard Thrasher

Redding Auction Service Pa No. AY002376
Gettysburg PA
717-334-6941



Estate of Allen (Rusty) Emlet

