



REDDING
AUCTION
SERVICE

1085 Table Rock Rd., Gettysburg, PA | Tel: 717-334-6941 | Fax: 717-334-3525



Commercial Real Estate Auction!

Tuesday April 29th, 2025, at 6:00PM

Buchannon Valley Road/Chambersburg Road (US RT30)

Parcel #12B09-0038P-000



REDDING AUCTION SERVICE INC.

Included Information

Dear Potential Buyer,

Redding Auction Service is proud to present you with the opportunity to own this commercial property. We encourage all potential buyers to inspect the property and the enclosed information prior to the day of sale. We have provided the following information for your review.

- General Information
- Deed
- Aerial
- Franklin Township Zoning Map
- Franklin Township Commercial Zoning Ordinances.

If you have any questions, please don't hesitate to contact Cole Redding at 717-688-1746 or call our office at 717-334-6941 anytime. We are looking forward to having you at the auction on Tuesday April 29th, 2025.

Thank you,
Redding Auction Service





REDDING AUCTION SERVICE INC.

General Information

Terms: \$20,000.00 Down Payment due on the day of auction by the successful bidder. Property is being sold with a reserve. Settlement within 45 days. Property is being sold AS-IS. Announcements made on the day of the auction take precedence over all printed materials. Closing location to be determined by the seller.

General Information:

This one-of-a-kind property comes along with endless opportunities for yourself or investment. Being zoned commercial, this unique property sitting along a heavily traveled road with three different road frontages could turn your business dreams into reality!

This property was originally purchased for a Mini Storage Facility and has been granted a valid, special exception certificate by Franklin Township. (Available upon request)

The current owners have the following plans and tests completed for the Mini Storage Facility and will be conveyed to the purchaser at time of settlement.

- Conditionally Approved Mini Storage Facility Land Development Plan
- PennDOT ROW plans and construction drawings.
- Bog Turtle Phase 1 Survey
- Eastern Mud Salamander Habitat Assessment
- Fill and Ground Water Assessment
- Prior Perc Approval

All documentation for the plans and tests listed above are available upon request.

This Property has the Following Features

- **Acreage:** 5.59 +/-
- **Road Frontage From:** Bucannon Valley Road, Chambersburg Road, Old Route 30
- **Township:** Franklin
- **County:** Adams County
- **Taxes Approx:** \$1687.21
- **School District:** Gettysburg Area School District
- **Zoning:** Commercial



Stamp # 2022-058608	Consideration	\$100,000.00
Loc Franklin Township	Affr	N
Commonwealth of Pennsylvania		\$1,000.00
Franklin Township		\$500.00
Gettysburg Area School District		\$500.00
By : JENNIFER STIFFLEF	Total :	\$2,000.00



This Deed

Doc ID: 00865060003 Type: GEN
 Recorded: 12/22/2021 at 02:47:32 PM
 Fee Amt: \$2,070.25 Page 1 of 3
 Adams County, PA
 Karen Heflin Register and Recorder
 BK 6905 PG 79-81

MADE THE 21st day of Dec, in the year of our Lord two thousand twenty-one (2021), BETWEEN DONALD E. KIMPLE, single man, party of the first part, Grantor, AND LTP RENTALS, LLC, a Pennsylvania Limited Liability Company, Grantee.

WITNESSETH, that in consideration of One Hundred Thousand Dollars and no/100 (\$100,000.00), in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant and convey to the said grantee:

ALL that certain tract of land, lying and being in Franklin Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of the intersection of S.R. #0030 Chambersburg Road/U.S. Route #30 and Old Route #30; thence, North 60 degrees 49 minutes 30 seconds West, 265.00 feet to a magnetic spike in the centerline of Old Route #30, at corner of Lot No. 2 of the hereinafter referenced subdivision plan; thence along said Lot No. 2, through a steel rod set back 25 feet, North 29 degrees 10 minutes 30 seconds East, 400.76 feet to a steel rod at land now or formerly of Donald Dillon; thence along said lands, South 64 degrees 09 minutes 20 seconds East, 622.96 feet to a P.K. nail in the centerline of Buchanan Valley Road; thence in and along said road, South 11 degrees 21 minutes 05 seconds West, 250.00 feet to a point in the centerline of S.R. #0030 Chambersburg Road/U.S. Route #30; thence in and along said road, following a curve to the right with a radius of 5,388.35 feet an arc length of 477.06 feet with a chord bearing of North 85 degrees 28 minutes 50 seconds West, a chord distance of 476.90 feet to the point of BEGINNING. CONTAINING 5.587 Acres.

Being Lot No. 1 of a Final Plan prepared for Donald E. Kimple by Adams County Surveyors, recorded November 15, 2002 in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Plat Book 83 at page 93 and Record Book 2876 at page 28.

Book: 6905 Page: 79 Seq: 1



Deed

BEING the same which Donald E. Kimple, a/k/a Donald Eugene Kimple, individually, and Catherine E. Kimple, his wife, by Donald E. Kimple, her Agent/Attorney-in-Fact by Power of Attorney dated October 3, 2006, by their deed dated June 26, 2007 and recorded June 29, 2007 in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Record Book 4892 at page 114, sold and conveyed unto Donald E. Kimple, the Grantor herein. The said Catherine E. Kimple died on March 29, 2009.

AND the said grantor does hereby covenant and agree that he will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, the said grantor has hereunto set his/her hand and seal the day and year first above written.

Witness:




_____ (SEAL)
DONALD E. KIMPLE



Deed

STATE OF PENNSYLVANIA ✓
COUNTY OF ~~ADAMS~~ ✓
Cumberland ss.

ON THIS, the 21 day of December, 2021, before me, the undersigned officer, personally appeared Donald E. Kimple, single man, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal ✓
Carole R. Walker, Notary Public
Cumberland County
My commission expires October 27, 2024
Commission number 1173241
Member, Pennsylvania Association of Notaries

Carole Walker (SEAL)
My commission expires:

CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and complete post office address of the within named grantees is: 1895 A York road
Gettysburg Pa - 17325

Date: 12-21-21

By: [Signature]
Attorney/Agent for grantee ✓



REDDING AUCTION SERVICE INC.

Aerial





Zoning Information 1

Franklin Township Zoning Map can be found at the following website: <https://franklintwp.us/>

Franklin Township Commercial Zone Uses (See Below)

175-12. Commercial Zone (C).

- A. Purpose. The purpose of the Commercial Zone is to provide reasonable standards for the orderly expansion of commercial uses in areas where such uses already exist and where the development of such uses is feasible and appropriate.
- B. Uses by right. The following uses are permitted by right in the Commercial Zone:
- (1) Animal grooming shop.
 - (2) Animal hospital or veterinary clinic.
 - (3) Caretaker or watchman dwelling.
 - (4) Coin-operated laundry.
 - (5) Dry-cleaning establishment.
 - (6) Commercial school.
 - (7) Restaurant
 - (8) Financial institution
 - (9) Funeral home
 - (10) Greenhouse or horticultural nursery
 - (11) Warehouse, building material yard, heavy storage.
 - (12) Hotel or motel.
 - (13) Indoor commercial recreational establishment.
 - (14) Parking lot or parking garage
 - (15) Personal service business.
 - (16) Professional or business office
 - (17) Public building, including fire house



- (18) Retail store or shop.
- (19) Home occupation.
- (20) Crops and gardening.
- (21) Wholesale establishment.
- (22) Adult or child day-care center or nursery school, in conformance with § 175-37 of this chapter.
- (23) Bed-and-breakfast inn.
- (24) Club room, club grounds, meeting hall.
- (25) Public utility building or service structure.
- (26) Single-family detached dwellings
- (27) Multifamily dwellings with no more than 10 units.

C. Uses by special exception. The following uses shall be permitted as special exception when authorized by the Zoning Hearing Board. The Zoning Hearing Board shall review requests for special exceptions in terms of the criteria established in Articles V and VI of this chapter.

- (1) Communication transmitting and receiving facility.
- (2) Convalescent home, nursing home, or hospital.
- (3) Kennel
- (4) Medical clinic.
- (5) Mini-storage facility.
- (6) Recycling collection center
- (7) Outdoor commercial recreation establishment
- (8) Research laboratory.
- (9) Service station or convenience store dispensing fuel
- (10) Shopping center or mall
- (11) Vehicle rental, sales, service and/or repair facility.
- (12) Vehicle washing facility.
- (13) Churches and related uses.
- (14) Truck or motor freight terminal.



Zoning Information 3

(15) Restaurant, drive-through and/or fast-food.

(16) Resort lodge. (See § 175-44.1.)

D. Lot area and width. Lot area and lot width not less than the following dimensions shall be provided for each principal use hereafter established in this Zone:

	Public Water and Public Sewer	Public Water or Public Sewer	No Public Water nor Public Sewer (see Subsection H)
Lot area (square feet)	10,000	20,000	40,000
Lot width (feet)	100	150	200

E. Setbacks. Each lot shall provide front, side, and rear setbacks not less than the following:

(1) Front: 35 feet.

(2) Side: 10 feet.

(3) Rear: 25 feet.

F. Height. The height limit for a principal building or structure shall be three stories, but in no case more than 35 feet. The height limit for an accessory building or structure shall be two stories, but not over 25 feet.

G. Lot coverage. Not more than 85% of the lot area shall be covered with an impervious surface.

H. Required utilities.

(1) All in accordance with statutory law, each principal use shall be serviced by an existing public water system if it is determined by the Township that water capacity is available and that it is feasible to have the service extended to serve the principal use.

(2) If public sewer is available, each principal use must be serviced by the existing public sewer system, provided that sewer capacity is available and that it is feasible to have the service extended to serve the principal use.

175-13. Industrial Zone (I).

A. Purpose. The purpose of the Industrial Zone is to permit and encourage industrial development that will be so located and designed as to constitute a harmonious and appropriate development, contribute to the soundness of the economic base of the Township and otherwise further the purposes of this chapter. In promoting these and the general purposes of this chapter, the specific intent of this zone is:

(1) To encourage the development of and continued use of land for industrial purposes.



REDDING AUCTION SERVICE INC.

ABOUT US

Let our Family serve your Family

Founded in 1970, Redding Auction Service, Inc., is a full-service auction company that is well known for its established reputation in the auction community. Redding Auction Service, Inc. maintains the highest standards in customer service along with continued commitment to providing their customers with fair and honest auction experience. Redding Auction Service, Inc. is a family owned and operated company with over 127 years combining auction, appraisal, and sales experience. Their knowledgeable, professional staff pride themselves on their commitment to customer satisfaction and gaining the greatest return on your investments. They work hard to ensure that both buyers and sellers have a positive auction experience.

Redding Auction Service, Inc. handles entire estate inventories or can accept single items and small collections to include in a multi-owner auction. The staff at Redding Auction Service, Inc. performs each facet of the sale from inventory to appraisals, promotion of the sale, through conducting the auction with their skilled auctioneers. Redding Auction Service, Inc. is a full-service auction company with proven results. Personal involvement every step of the way will give you a smooth and organized auction. Our knowledgeable and experienced staff can handle large or small sales, estate liquidations, as well as real estate property sales.

If you want professional services at fair rates call Redding Auction Service Inc. today!

PA License # AU003819-L

